

Sustainability Appraisal Report High Peak Local Plan - Additional Consultation December 2013



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1 Introduction

1.1 High Peak Borough Council is preparing a Local Plan to guide future development in the High Peak Plan area. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework 2012, the Council must carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of its Local Plan.

1.2 The SA of the Local Plan has been on-going since 2009 and is being undertaken alongside the preparation of the Plan. The following initial SA Reports have been published on the Council's web-site.

Table 1 SA Reports published to date

Report	Web-link
Derbyshire Dales and High Peak joint Core Strategy SA Scoping Report 2009	http://www.highpeak.gov.uk/hp/council-services/core-strategy/issues-and-options-consultation-2009
Draft Core Strategy Initial SA Report 2009	http://www.highpeak.gov.uk/sites/default/files/documents/pages/InitialSAReporJuly2009.pdf
SA Report Growth Options to 2026 December 2009	http://www.highpeak.gov.uk/sites/default/files/documents/pages/SAGrowthOptions.pdf
Draft SA Report of joint Core Strategy June 2010	http://www.highpeak.gov.uk/sites/default/files/documents/pages/SustainabilityAppraisal2010.pdf
SA Report on housing options and sub-area strategies June 2012	http://www.highpeak.gov.uk/sites/default/files/documents/pages/SA%20Report%20housing%20options%20and%20sub%20area%20strategies.pdf
High Peak Local Plan SA Scoping Report Update September 2012	http://www.highpeak.gov.uk/sites/default/files/documents/pages/SA%20Scoping%20September%202012%20Update%20Final_0.pdf
Draft SA Report High Peak Local Plan Preferred Options February 2013	http://www.highpeak.gov.uk/sites/default/files/documents/pages/Interim%20SA%20Report%20final.pdf

1.3 Since the publication of the Preferred Options Plan and accompanying SA Report in February 2013 a number of changes have been proposed - predominantly as a result of updated evidence. These changes relate to the time period covered by the Plan, the number of new homes that are being planned for and the identification of a small number of additional housing sites needed to accommodate a revised housing target.

1.4 Additional consultation was carried out on the proposed changes between 27th December 2013 and 10th February 2014. This interim SA Report is an update to the draft SA Report of the High Peak Local Plan Preferred Options, published in February 2013. The report provides an assessment of options for the Borough's housing requirement, with narrative outlining how the

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options have been identified, assessed and either progressed or rejected as part of the plan making process. It also provides an updated appraisal of employment and housing site options, with reasons for their selection or rejection.



2 Methodology

2.1 The methodology for this appraisal was developed in accordance with the following guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005).
- A Practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM, 2005).
- Planning Advisory Service (PAS) Sustainability Appraisal guidance contained in the Communities and Local Government (CLG) Plan Making Manual.⁽ⁱ⁾
- National Planning Practice Guidance⁽ⁱⁱ⁾

2.2 The guidance issued by PAS is the latest formal guidance for sustainability appraisal and replaces the section relating to Development Plan Documents in the 2005 ODPM guidance, however the SA process is also outlined in National Planning Practice Guidance. The latest guidance on SEA remains that issued by ODPM in 2005.

2.3 High Peak Borough Council undertakes the entire sustainability appraisal process in-house with Officers based in the planning policy and strategic housing teams. This work is supported by a Sustainability Peer Review Group, made up of officers representing other Peak District authorities: Derbyshire Dales District Council and Staffordshire Moorlands District Council. This group provides a forum to discuss methodology for Sustainability Appraisal and provides independent review of assessments made.

2.4 The sustainability appraisal is carried out in a series of stages, which include setting the context and objectives for the sustainability appraisal, developing and assessing the effects of policy options and carrying out consultation on a Sustainability Appraisal Report. The stages of methodology are shown in Table 2 below.

Table 2 Stages of sustainability appraisal methodology

Methodology stage	Description
A – Setting the context and objectives for the sustainability appraisal	This stage sets the scope for the ongoing appraisal by establishing an evidence base. A separate Scoping Report and update have been completed and published for consultation.
B – Developing options and assessing effects	The sustainability appraisal is involved in developing policy options from the outset. Development and appraisal of options is an iterative process, with effects being predicted and evaluated for their significance. Potential mitigation measures for any predicted significant effects are considered at this stage. The SA was involved in assessing issues and options and making recommendations for both the Derbyshire Dales and High Peak Joint Core Strategy Issues and Options document as well as the Issues and Options High Peak Local Plan.
C – Preparing a Sustainability Appraisal Report	This report is one of a number of interim SA reports published as part of the ongoing appraisal process, presenting information

i <http://www.pas.gov.uk/pas/core/page.do?pagelId=152450>

ii <http://planningguidance.planningportal.gov.uk/blog/guidance/>

2 Methodology

Methodology stage	Description
	on the effects of the plan in a format suitable for public consultation.
D – Consulting on the plan and Sustainability Appraisal Report	The Sustainability Appraisal Report is published for consultation alongside the plan concerned. Consultation must include the statutory environmental consultation bodies.
E – Monitoring significant effects	The predicted significant effects are monitored after implementation of the plan to identify any unforeseen effects and undertake appropriate remedial action.

2.5 A Scoping Report, meeting the requirements of Stage A, was published in April 2009 and updated in September 2012. These reports culminated in the production and updating of a sustainability appraisal framework or set of sustainability objectives. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of Local Plan effects.

2.6 The framework of sustainability objectives is presented in the Appendix to this report.

2.7 A number of interim SA Reports have been published, meeting the requirements of stages B and C. These reports are detailed in Table 1. This report contributes to stages B and C.

Developing and refining policies and ‘reasonable alternatives’

2.8 The SEA Directive requires assessment of the likely significant effects of implementing the plan, and “reasonable alternatives”. Developing options and alternatives is an important part of both the plan-making and sustainability appraisal process. For the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the plan, these alternatives are recorded in the text of the Preferred Options draft of the Local Plan supplemented by the Preferred Options Additional Consultation document, December 2013.

2.9 Given the duty on authorities preparing development documents to contribute to sustainable development, High Peak Borough Council began developing options from the start of the joint Core Strategy preparation process, in 2009.

2.10 The sustainability appraisal has been involved from an early stage in this development of options to help ensure that any adverse effects of proposals were identified as early as possible. Issues and options consultations have been held for both the (now discontinued) joint Core Strategy and for the High Peak Local Plan. Appraisals have also been made of growth options, housing target options and options for a sub-area strategy. These consultations and associated sustainability appraisal work have had a significant part to play in identifying and refining options considered to be “reasonable alternatives”.

2.11 Reasonable alternatives for policies were first considered in the Initial SA Report of options for the (now discontinued) Derbyshire Dales and High Peak joint Core Strategy. Options were refined by further sustainability appraisal and the results set out in the draft sustainability appraisal report for the joint Core Strategy in June 2010. During 2011, a comprehensive review of the



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emerging joint Core Strategy took place in response to implications of the pending revocation of the Regional Plan, the introduction of the National Planning Policy Framework and new evidence on housing growth.

2.12 Options for revising the policies consulted on in 2010 - in light of the review - were set out as part of the issues and options documents for the High Peak Local Plan, consulted on in September 2012. The interim SA report published in 2013 recorded appraisal of the preferred options for policies.

Assessing the significance of effects

The SEA Directive requires

... "an assessment of likely significant effects ... taking into account the objectives and geographical scope of the plan or programme".

2.13 It is only necessary to assess those effects that are likely to be significant, not all possible effects. In this report, the social, environmental and economic effects of Local Plan policies and site allocations have been predicted and evaluated for their significance. The Sustainability Appraisal Framework, presented in the appendix, forms the basis for the assessment throughout the report.

2.14 Prediction of effects involves identifying what changes might occur to the sustainability baseline over time – these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency, and the geographical area likely to be affected.

2.15 Assessment matrices present the detailed findings. Each matrix is relatively simple and allows for a discussion of potential effects, evidence and possible mitigation measures. The simplicity of the matrix is designed to reflect the fact that strategic options should (and in many cases can only be) assessed in broad terms due a lack of spatial expression. A combination of expert judgement and analysis of baseline data has been used to judge the effects.

2.16 Within each matrix, a significance "score", ranging from: ++ (very positive impact) to: -- (very negative impact) is given against each objective. Ultimately, the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made, this has been noted.

Assessing cumulative effects

2.17 The assessment of effects of Local Plan policies includes potential secondary, cumulative and synergistic effects, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such effects will be included in further discussion of significant effects in this report.

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Consideration of potential mitigation measures

The SEA Directive requires

... consideration of “measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”.

2.18 These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects.

2.19 In the assessment matrices, potential mitigation measures are considered for likely adverse and positive effects. For any effects judged likely to be significant, these are discussed further in this report.

Appraisal of site options

2.20 The methodology for carrying out the sustainability appraisal of sites with potential for allocation was proposed in the document: High Peak Local Plan Options Consultation - Sustainability Appraisal Scoping Report Update September 2012⁽ⁱⁱⁱ⁾. This document was subject to a six week period of public consultation in September and October 2012, alongside the options proposed for the High Peak Local Plan.

2.21 The sustainability appraisal of sites consists of a scoring or rating system to help enable comparison between sites. Scores incorporate a weighting, based on an assessment of each SA objective's importance, either high, medium or low. The judgement forming the basis of this weighting is guided by the Council's Corporate Priorities and legal obligations.

Appraisal limitations, difficulties encountered and assumptions made

2.22 A key issue in undertaking the appraisal of the Local Plan is the partly strategic nature of the document, the uncertainty surrounding precisely how its ambitions would be implemented on the ground and the degree to which they would be achieved in practice (particularly since many different partners are involved in its delivery). A key assumption was made that the policies in the Local Plan would be fully implemented (i.e. they were taken at ‘face value’).

2.23 Inevitably, a high degree of judgement has been required in undertaking the policy appraisals to determine the ‘significance’ of effects. Sustainability Appraisal relies on expert judgement, which is guided by knowledge of the likely impacts of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. The assessment has been carried out and reported using an expert, judgement-led, qualitative assessment.

iii www.highpeak.gov.uk/hp/council-services/the-high-peak-local-plan/sustainability-appraisal



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2.24 An effort has been made to address the necessary qualitative nature of the policy appraisals by taking a more quantitative approach when assessing site options. In this matrix, scores have been awarded according to such issues as travel times from a settlement centre, or publicly accessible open space, distance from a designated nature conservation site, provision of employment, and flood zone. This has enabled a quantitative-led appraisal.

2.25 Some gaps in the baseline data regarding detailed trends across the plan area have been identified. Although every effort has been made to present an accurate baseline situation in the scoping report, there have been inevitable data constraints and the scoping report is subject to regular review. Information contained within the scoping report is always likely to become outdated quickly and there are time and resource issues regarding how often this data can be updated.

3 Appraisal of development target options

3.1 Since the publication of the preferred options Local Plan in February 2013, there has been a change to the overall level growth proposed in the Local Plan. This change is set out in the Additional Consultation document December 2013 and comes predominantly as a result of updated evidence and representations received through the consultation on the Preferred Options Local Plan.

3.2 This SA report of the changes proposed seeks to provide a clear narrative of how options / alternatives for a housing target have been identified, assessed and progressed or rejected through various stages of plan-making and how they have been considered through the SA process.

3.3 It provides a revised appraisal of the housing target to take account of the changes proposed to the submission version of the Local Plan and other sections of this report provide an updated appraisal of additional housing sites to be allocated through the Plan to meet the revised target.

Review of Local Plan housing target and the SA

Alternatives considered by the Local Plan and the SA

3.4 The development of plan-making options and the SA of alternatives have been on-going throughout the preparation of the High Peak Local Plan and its accompanying SA. Alternatives have been considered from the early stages – from work undertaken jointly with Derbyshire Dales for a proposed joint Core Strategy (2009) through to the production of this SA Report for the additional consultation before publication of the submission version of the plan (2014).

3.5 This section sets out the history of the SA of alternatives and options assessment for a housing target to date. It summarises how options have been identified, assessed and progressed through different stages of plan-making; it summarises and refers to SAs that have been undertaken and outlines how the findings of these SAs have influenced different stages of the Local Plan.

3.6 To date the process of preparing the High Peak Local Plan has included the following:

Table 3 Stages in Local Plan and SA preparation

Activity	Date
Evidence Gathering	2007 – ongoing
Preparation of an initial SA report assessing alternatives to provide SA commentary for inclusion in the consultation document “Derbyshire Dales and High Peak Joint Core Strategy – Issues and Options”	January 2009
Consultation on Issues and Options for Derbyshire Dales and High Peak Joint Core Strategy	26 th March – 21 st May 2009
Consultation on Scope of Sustainability Appraisal	26 th March – 21 st May 2009
Consultation on Growth Options with accompanying SA report	27 th August – 1 st October 2009



3 Appraisal of development target options

Activity	Date
Consultation on Draft Joint Core Strategy with accompanying draft SA Report	3 rd June – 15 th July 2010
Proposed revisions to joint Core Strategy: Preparation of SA of Housing target options and Sub-Area Strategies	Autumn 2010
Series of “Community Conversations” held to help identify local priorities for development	March – September 2011
Consultation on High Peak Local Plan SA Scoping Report Update	13 th September – 25 th October 2012
Consultation on High Peak Local Plan Options	13 th September – 25 th October 2012
Consultation on Draft SA Report High Peak Local Plan Preferred Options	27 th February – 10 th April 2013
Consultation on High Peak Local Plan Preferred Options	27 th February – 10 th April 2013
Additional consultation on High Peak Local Plan Preferred Options	27 th December 2013 – 10 th February 2014
Preparation of SA of proposed changes to Preferred Options draft of High Peak Local Plan	January - February 2014

Derbyshire Dales and High Peak Joint Core Strategy – Issues and Options (March 2009)

3.7 The East Midlands Regional Plan (March 2009) provided a broad development strategy for the Peak Sub-Region until 2026. Through Policy 13a Regional Housing Provision the Plan outlined the number of houses required in the Peak Sub region. The housing requirements of the Regional Plan were based on a policy of restraint in the Peak Sub Region due to the high quality environment and the need to support regeneration in the adjacent urban areas. The targets set out in the Regional Plan were therefore below the levels identified in the Government’s household projections for the area and were:

Table 4 Regional Housing Provision

	Annual Apportionment from 2006	Total Housing Provision 2006-2026
Derbyshire Dales	200	4,000
High Peak	300	6,000
Peak Dales and Park Housing Market Area	500	10,000

3 Appraisal of development target options

3.8 The SHLAA published in June 2009 provided evidence about the extent to which capacity existed across the Peak Sub Region to accommodate the growth required by the East Midlands Regional Plan. The SHLAA indicated that - within the Core Strategy area - there was a potential supply of land for 10,665 houses over the 15 years 2008 to 2022. Of that, 4,998 was within the Derbyshire Dales and 5,667 within High Peak.

3.9 Thus two alternative options were considered, consulted upon and evaluated in order to ensure the most appropriate option was chosen.

3.10 Option H1a was to maintain the distribution and allocation of the housing numbers between the Districts as set out in the Regional Plan. Option H1b was to redistribute and reallocate the housing numbers between the two Districts to deliver sustainable communities. On the basis of the evaluation results, including the SA results, it was determined that since the Core Strategy must be in conformity with the Regional Plan, and it is appropriate to use the latest housing requirement figures, to propose any alternative housing requirement would be likely to undermine the soundness of the Core Strategy.

Derbyshire Dales and High Peak Joint Core Strategy – Draft Plan (June 2010)

3.11 In line with the evaluation of alternatives, Policy CS13 of The Derbyshire Dales and High Peak joint Core Strategy Draft Plan set out a total housing requirement for High Peak of 6,000 new homes during the period 2006 – 2026 (300pa) in order to meet the requirements of the East Midlands Regional Plan.

3.12 On the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. On the 20th March 2013 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East Midlands. This came into force on 12th April 2013 and from this point the East Midlands Regional Plan no longer formed part of the High Peak Development Plan.

High Peak Local Plan Options (September 2012)

3.13 As a consequence of the announced revocation of Regional Strategies, work to develop options for a housing target was carried out during 2011. This work was undertaken jointly with Derbyshire Dales District Council under the agreement to prepare a Joint Core Strategy. The document was published in December 2011 at:

www.highpeak.gov.uk/hp/council-services/evidence-base/population-and-household-forecasts

3.14 The document proposed seven scenarios for growth, each with an associated housing target as follows:

- Scenario 1: Meeting projected housing needs (based on sub-national household projections); housing requirement (2008 - 2028) 8,600
- Scenario 2: Long term migration based projections; housing requirement (2008 - 2028) 7,500
- Scenario 3: Housing requirement based on long term completion rates; housing requirement (2008 - 2028) 6,600



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- Scenario 4: Maintain labour force and support economic growth; housing requirement (2008 - 2028) 8,100
- Scenario 5: Maintain level of housing provision as set out in the East Midlands Regional Plan; housing requirement (2008 - 2028) 6,000
- Scenario 6: Housing provision in East Midlands Regional Plan less 10%; housing requirement (2008 - 2028) 5,400
- Scenario 7: Housing provision in East Midlands Regional Plan plus 10%; housing requirement (2008 - 2028) 6,600

3.15 These seven scenarios were subject to SA with the findings presented in the document: "SA Report of Housing and sub-area options", also available at the above web-link.

3.16 On the basis of the SA, and other evidence such as infrastructure, three housing target options were proposed for public consultation:

- 270 homes pa
- 300 homes pa
- 330 homes pa

3.17 Public consultation on High Peak Local Plan Options and SA Scoping Report took place between 13th September and 25th October 2012. Whilst all three housing options and their implications were set out in the consultation documents, the Council identified its preferred option as being 270pa. The preferred option was selected for a number of reasons including: greater protection of the environment and the character of settlements and less pressure on infrastructure.

3.18 The response to the consultation on housing numbers revealed a clear split by respondent, of the three options presented, residents preferred 270 per year, whilst landowners/developers preferred 300 plus per year.

High Peak Local Plan Preferred Options (February 2013)

3.19 Following the publication of the Preferred Options Local Plan and accompanying draft SA Report in February 2013, the Council undertook further work on the evidence base. This included preparation of an update to the Council's Strategic Housing Market Assessment (SHMA) to help determine what level of growth should be taken forward over the plan period. The purpose of the SHMA is to provide a robust and up-to-date understanding of housing need and demand within the Borough in order to inform and support planning policy and housing strategy.

High Peak Local Plan Preferred Options Additional Consultation (December 2013)

3.20 The review and updating of the evidence base led to additional consultation being carried out on the preferred option Local Plan between December 2013 and February 2014. The Strategic Housing Market Assessment (SHMA) helped to establish the objectively assessed need for housing for the Borough to 2031. A retail study and employment land update established land requirements for retail and employment uses for the same period. Other studies included a landscape

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assessment, viability study, Strategic Housing Land Availability Assessment (SHLAA) and a transport impact study - these studies included evidence of constraints on the area that may prevent the full objectively assessed need from being met.

3.21 In terms of employment requirements, the 2014 Employment Land Review Update advises that the future employment land requirements (within Use Class B) for the Local Plan area should be in the range of 25 to 65 hectares (gross) over the plan period. A review of land supply has also been undertaken which indicates that although there is a significant amount of potential employment land available to meet future needs, much is constrained or unsuitable and should be considered for other uses. On the basis of the broad range of employment land requirements, the availability of potentially suitable employment land and completions since the start of the plan period (2011) the Local Plan proposes to accommodate at least 45.216 ha of employment land over the plan period.

3.22 The Strategic Housing Market Assessment and Housing Needs Study (SHMA)^(iv) has found that a dwelling requirement of between 420 dwellings per annum (dpa) and 470 dpa represents an appropriate range for High Peak, providing a level of housing delivery which will aid economic growth aspirations, whilst meeting the full demographically assessed need for housing in the Borough.

3.23 Based on past trends and the housing, economic and demographic context of High Peak, the SHMA has identified a number of scenarios, chosen to reflect the alternatives for future growth within the Borough. The scenarios demonstrate the extent to which the population of the Borough is likely to change over the plan period, and how this growth would be translated into households, dwellings, numbers of economically active residents and the number of jobs that might be supported.

3.24 The scenarios were:

- **Scenario A: Baseline 2011** - A scenario utilising the latest ONS 2011-based sub-national population projections [SNPP] and the headship rates from the CLG 2011-based household projections.
- **Scenario Aa: Static Headship Rates** - A scenario which incorporates the ONS/CLG inputs of Scenario A to provide projections to 2021; between 2022 and 2030, the 2021 headship rate are held constant;
- **Scenario Ab: Trend Headship Rates** - As above, although post-2021 the CLG 2011-based household projection trends are continued on a linear basis;
- **Scenario Ac: Catch-Up Headship Rates** - As above; change post 2021 is targeted to achieve the CLG 2008-based Household Projections end-rates by 2033;
- **Scenario B: Natural Change** - Where in and out-migration is reduced to zero, hence growth is driven purely by natural change, or the interaction between births and deaths;
- **Scenario C: Zero Net-Migration** - A theoretical demographic scenario whereby in and out migration is balanced, meaning there is only population 'churn' within the Borough and no growth from net in-migration;
- **Scenario D: Short Term Migration Trends** - A scenario based upon migration trends observed for High Peak over the previous 5 years;

iv Strategic Housing Market Assessment and Housing Needs Study; March 2014; Nathaniel Lichfield & Partners



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- **Scenario Da: Short Term Migration Trends + 50% Unattributable Change** - A scenario based upon migration trends observed for High Peak with a 50% allowance for 'unattributable change' over the previous 5 years;
- **Scenario E: Long Term Migration Trends** - A scenario based upon migration trends observed for High Peak over the previous 10 years;
- **Scenario Ea: Long Term Migration Trends + 50% Unattributable Change** - A scenario based upon migration trends observed for High Peak with a 50% allowance for unattributable change over the previous 10 years;
- **Scenario F: CLG Household Projections** - annualising the CLG Household Projections (2011-2021) whilst making an allowance for vacancy rates (412 dpa for High Peak);
- **Scenario G: Oxford Economics Job Growth** - A 'policy-off' trend scenario based upon Oxford Economics local area-based econometric model. This provides potential unconstrained employment growth in High Peak (-306 jobs 2013-2031) over the Plan period;
- **Scenario Ga: Oxford Economics Job Growth + 5% Reduction in Out-commuting** – This scenario applies the above assumptions whilst factoring in a 5% reduction in out-commuting;
- **Scenario H: Policy On Job Growth Target** – A 'Policy-on' trend scenario based upon the Council's economics aspirations whilst factoring in increased economic growth in the key sectors in line with regional average. This provides potential unconstrained employment growth in High Peak of 469 jobs over the course of the plan period;
- **Scenario Ha: Policy On Job Growth Target + 5% Reduction in Out-Commuting** – This scenario applies the above assumptions whilst factoring in a 5% reduction in out-commuting;
- **Scenario I: Job Stabilisation** - taking forward a net total of zero job growth over the period 2013-31.
- **Scenario J: Average Past Delivery** - using past delivery trends to illustrate what the market has previously delivered and project these forward over the Plan periods

3.25 Scenarios B, C, D and E were not pursued by the Council as they were considered unrealistic and likely to have a negative impact on the Council's vision for the Borough. Scenarios G, H and I are employment led projections and not taken forward on the basis that they produced targets that were lower than the baseline demographic projections considered the starting point for identifying objectively assessed need.

3.26 Two scenarios were considered by the Council to be worthy of further consideration because they would support employment and the provision of affordable homes. The two scenarios were as follows:

- **Scenario Ac: Population change based on ONS 2011-based sub-national population projections**

Based on the demographic led scenario: How much development is required to meet projected levels of population change? The scenario uses ONS 2011-based sub-national population projections and headship rates from the CLG 2011-based (interim) Household Projections. Post 2021, the assumption is that the CLG 2008-based headship rates are applied such that CLG 2008-based household projections are met by 2033 ie catch-up headship rates.

- **Scenario F: Population change based on CLG household projections**

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Based on the demographic led scenario: How much development is required to meet projected levels of population change? The scenario annualises the CLG Household Projections (2011 - 2021) whilst making an allowance for vacancy rates.

3.27 In addition the Council considered that a further scenario for a housing target should be considered, based on consideration of a deliverable level of housing growth, informed by both objectively assessed need and assessment of the available housing site capacity of the Borough, whilst taking into account constraints imposed by the Green Belt, the landscape setting of the Peak District National Park and the impact of increased traffic on the Borough's limited road network. This scenario was referred to as:

- **Scenario: Housing and employment growth deliverable within existing constraints**

Deriving a housing requirement by addressing the maximum deliverable objectively assessed need having taking into account the full extent of the ability of the Borough to accommodate growth, given the evidence of constraints imposed by topography, landscape and infrastructure.

3.28 Consideration of these scenarios led to the Council considering three potential housing target options:

- Option 1: 468 new homes each year (2011 - 2031)
- Option 2: 416 new homes each year (2011 - 2031)
- Option 3: 360 new homes each year (2011 - 2031)



4 Appraisal of site options

4.1 The SHLAA^(v) is a key component of the evidence base that supports the Council's Local Plan and its approach to the delivery of new homes in the Borough. Sites assessed in the SHLAA as being available, developable and deliverable were considered in further detail by the Council for their potential inclusion within the Local Plan. Those sites with a potential capacity of 20 dwellings or over were considered for allocation in the Plan.

4.2 The Preferred Options Document (February 2013) identified sites for development that met the preferred approach for the distribution of housing sites in the Borough. These sites were considered through the SA with the findings presented in the draft SA Report that accompanied the Preferred Options on consultation from 27th February – 10th April 2013.

4.3 Since the publication of the Local Plan preferred options and the draft SA Report in February 2013, there have been a small number of changes to the Plan, with respect to the time period covered by the Plan, the number of new homes that are being planned for and the identification of additional housing sites needed to accommodate a revised housing target.

4.4 This section sets out the findings of the appraisal of additional sites considered through the emerging Local Plan and sets out the reasons for their selection or rejection via the plan making process.

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5 Appraisal of significant policy changes

5.1 Minor changes have been suggested for the text of most policies during preparation of the Submission version of the Local Plan. These amendments have been recommended to aid clarity or to respond to a consultation response, or to take account of the latest evidence and guidance.

5.2 In the majority of cases these changes to Policy have not changed the intention or approach of the Policy and have thus not necessitated a re-appraisal of that Policy by the SA.

5.3 However in a few instances, substantial changes are being proposed and these changes were the subject of additional consultation between December 2013 and February 2014. Substantial changes have been proposed as follows:

Table 5 Substantial policy changes proposed

Policy	Change proposed
EQ9 Pollution and Flood Risk	Split the Policy into two: Policy EQ9 Pollution Control and Unstable Land and Policy EQ10 Flood Risk Management
CF4 Provision of Open Space and Recreation Facilities	Rename as Policy CF4 Open Space, Sports and Recreation Facilities, add details of sports facilities and remove details required to calculate developer contributions to a forthcoming Developer Contributions SPD.
CF6 Transport and Accessibility	Policy to refer to new parking standards that will be displayed as an appendix to the Local Plan.
CF1 Retail and Town Centres	Policy amended to take account of the Retail Study update, to: <ul style="list-style-type: none"> • include support for an additional food store in New Mills; • remove explicit support for additional food stores in Buxton and Glossop; • amend town centre boundaries in New Mills, Whaley Bridge and Glossop; • amend the Primary Shopping Area for Buxton; • reduce the threshold for requiring retail impact assessments; • refer to the designation of a Local Centre to support the sustainability of the mixed-use allocation at Foxlow Farm.
S2 Settlement Hierarchy	Policy to re-classify Hadfield as a larger village / other local centre within the retail hierarchy.

5.4 The appraisals for CF1, CF4, CF6 and S2 were reported on in the draft SA Report High Peak Local Plan Preferred Options February 2013. These appraisals have been reviewed in the light of the proposed changes above and the original appraisal findings were considered to remain appropriate.

5.5 Appraisals for the new policies EQ9 and EQ10 are set out in the appendix to this report.



6 Summary of findings

Housing Requirement Options

Option 1: 468 new homes each year; and

Option 2: 416 new homes each year

6.1 The summary of significant effects identified in the appraisals and set out in the Appendix to this report made the following key points:

6.2 These options could ensure that the Borough is able to meet its objectively assessed housing need. In doing so, the Council would help to address the issues of relatively high and increasing house prices, worsening affordability and overcrowding within the existing stock, all issues identified by the Strategic Housing Market Assessment and Housing Needs Study^(vi), as existing within the current High Peak housing market. These options also offer significant positive effects for economic development - resulting in the labour force remaining almost constant over the plan period, and under option 1, an additional 75 jobs per year. Indirect, but positive effects were also identified via offering new opportunities to improve health infrastructure, leisure and recreation facilities and support for pedestrians and cyclists. Effects were marginally more positive under option 1 compared with option 2.

6.3 However, the benefits identified above accrue only if the level of growth can be delivered and if investment in new social and other infrastructure keeps pace with development. Evidence from the SHLAA shows that the topography and other constraints of the Borough mean there is insufficient suitable land to meet these housing requirements and thus the positive impacts of these housing requirement options - as identified above - should be treated with caution.

6.4 The appraisals identified a number of significant negative effects on SA objectives; all of which are strategic issues for the Local Plan:

6.5 Local Plan Strategic Objective 1: To protect, create and enhance the Green Infrastructure Network. The SA identified that these housing requirement options would put development of ecological networks and the Borough's Green Infrastructure Network at risk, through the need to allocate housing sites in areas considered to be "stepping stones" or "wildlife corridors". Land acting as Green Wedges and Strategic Gaps would require allocation for development, leading to the loss of a town's characteristic openness and to coalescence between settlements. The risks under option 1 were marginally greater compared with option 2.

6.6 Local Plan Strategic Objective 2: To maintain, enhance and conserve the Borough's distinct landscape characteristics, biodiversity and cultural and historic environment. The Spatial Strategy seeks to ensure that all development should contribute to and not erode landscape character. Policy S1 (Sustainable Development Principles) also sets out that new development should protect and where possible enhance the environment within the plan area.

vi Strategic Housing Market Assessment and Housing Needs Study, Draft Report, Nathaniel Lichfield & Partners, for High Peak Borough Council, March 2014

6 Summary of findings

6.7 The SHLAA has identified potential sites within and on the edge of market towns and larger villages to accommodate growth, but much is within Green Belt or on sites unlikely to be deliverable within the plan period. The LIA⁽¹⁾ has identified much of the countryside surrounding settlements as having significant landscape value and identified limited scope to amend Green Belt boundaries.

6.8 All but one of the Landscape Character Types in the plan area allow for limited development only, due to their unsettled nature, high visual sensitivity, difficult topography or geology. The only Landscape Character Type which allows for extensive development is Settled Valley Pastures, which dominates the northern and central regions of the High Peak. The North West Derbyshire Green Belt also extends across the northern and north central parts of the plan area. The need to protect the Peak District National Park is a further strategic issue, one which is also recognised by neighbouring authorities.

6.9 The SA identified that these housing requirement options are likely to deliver a net loss in biodiversity, put historic and cultural elements and their settings at risk and require development in areas of significant landscape value, including the Green Belt and within the buffer of the Peak District National Park. The risks under option 1 were marginally greater compared with option 2.

6.10 There is uncertainty over whether these levels of growth could be delivered in Buxton without adverse impact on the integrity of the Peak District Dales Special Area of Conservation (SAC) through phosphate discharges into the River Wye from the Buxton Sewage Treatment Works. High levels of growth in Buxton put into jeopardy the conservation objectives set for the River Wye under the Habitat Regulations. Based on the findings of the Habitats Regulations Assessment (HRA)^(vii) of the Local Plan, it is expected that Appropriate Assessment of the issue would find insufficient available headroom for treatment of sewage at Buxton STW from the number of new houses associated with these requirement options, resulting in a likely significant effect on the integrity of the Peak District Dales SAC, and preventing development of the necessary scale of new homes in Buxton from being deliverable. The risks under option 1 were marginally greater compared with option 2.

6.11 The draft HRA of the Local Plan also recorded risks associated with the impacts of "urban effects" on the integrity of European sites. These effects relate to predation of bird or animal species by cats, the effects of dogs disturbing birds and grazing livestock, localised recreational pressure and fires and fly tipping or litter. The closer that a development site is to a European site, the greater the threat that these effects pose to the integrity of the site. To deliver these housing requirement options, sites would be required that are in very close proximity to the Borough's European sites. Under the Habitats Regulations, these sites would not be deliverable. The risks under option 1 were marginally greater compared with option 2.

6.12 The high level of growth required under these Options is most likely to put at risk the historic and cultural elements that contribute to the character and appearance of individual towns and villages. The number of sites that would require allocation creates a high risk that development would need to come forward on a site that requires loss of a heritage asset or has a negative impact on its setting. The risks under option 1 were marginally greater compared with option 2.

vii High Peak Local Plan Revised Preferred Options, draft Habitats Regulations Assessment, prepared for High Peak Borough Council by ENVIRON, March 2014



6 Summary of findings

6.13 Local Plan Strategic Objective 5 relates to addressing the effects of climate change. To deliver these housing requirement options, it will be necessary to deliver development in sites outside flood zone 1. The implication is that these options are most likely to increase flood risk across the Borough. The risks under option 1 were marginally greater compared with option 2.

6.14 The Borough experiences highways infrastructure constraints that cannot be overcome during the plan period.

6.15 The Northern Way's Working Paper 2^(viii) reviewed the current and likely future of the North's strategic road network. For the Trans-Pennine road corridors, this work showed that:

- Manchester to Sheffield – congestion adds 28 mins to 40 mile journey;
- Sheffield to Manchester - congestion adds 24 mins to 40 mile journey;
- Manchester to Leeds - congestion adds 24 mins to 46 mile journey; and
- Leeds to Manchester - congestion adds 32 mins to 46 mile journey.

6.16 The average weekday morning peak speed on locally managed 'A' roads across Stockport in 2009/10 was 18.3 mph. To put this in context, Greater Manchester (and Stockport) has comparable levels of congestion to Outer London, while a comparison of journey times on key commuter links across England's ten largest urban areas over the same period identifies Greater Manchester as experiencing the greatest levels of congestion^(ix). Poor air quality, high noise levels and road safety are all issues which stem from traffic congestion.

6.17 These highways congestion constraints impact on further growth in the Central and Glossopdale sub-areas that generate new journeys along the main road connections between High Peak and Greater Manchester and Sheffield - using in particular the A6, A57 and A628. Allocation of the number of sites required to deliver these housing requirements will have a highly significant and adverse effect on an already severely congested network. The risks under option 1 were marginally greater compared with option 2.

6.18 The spatial strategy and strategic objectives set out in the Local Plan seek to provide a balance between making sufficient provision for homes, jobs and services with the need to protect and enhance High Peak's considerable natural and heritage assets in the most sustainable way. The significant effects predicted for these housing requirement options, and set out above, put at risk the ability of the Plan to deliver its strategic objectives and thus constitute a risk to the delivery of a sound Plan.

6.19 The assessment summary set out above evidences how the adverse impacts of meeting full objectively assessed housing need would significantly and demonstrably outweigh the benefits. For these reasons option 1 and option 2 were not carried into the Submission version of the Plan.

Option 3: 360 new homes each year

6.20 The summary of significant effects identified in the appraisal and set out in the Appendix to this report made the following key points:

viii Northern Way's Working Paper 2: Analysis of Highways Network (March 2010)

ix A6 Corridor Study Draft Phase 1 Report, Atkins for Stockport Metropolitan Borough Council, January 2013

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6.21 This option will have a direct, long-term, positive effect on the SA objective to provide homes for all. The requirement exceeds the past average rate of housing delivery (287 dpa) and so would provide a significant boost for the supply of housing in the plan area, (consistent with paragraph 47 of the National Planning Policy Framework) and would help to address currently unmet affordable housing need. This requirement, unlike the requirements identified under options 1 and 2, allows for the identification of a sufficient number of suitably located, deliverable housing sites to meet the target.

6.22 The option will have direct and significant long-term positive effects on economic development, as it is predicted to meet economic growth forecasts evidenced in the Employment Land Review update. Similarly this option has potential for significant, indirect, minor positive effects on SA objectives relating to sustainable transport, health, and leisure and recreation.

6.23 This option strikes the most sustainable balance between the provision of new homes and the protection of natural and heritage assets. The significant negative effects predicted under other options on SA objectives relating to congestion, biodiversity, protection of sites designated for nature conservation (including European sites) and landscape character and natural assets are avoided or reduced under this option. Loss of Green Belt, net loss of biodiversity and significant impacts on the landscape quality of the Borough and on the setting of the Peak District National Park can be avoided or reduced. Severe negative impacts on the highways network can also be reduced.

6.24 This option is the most likely of the three to enable the Local Plan to realise its strategic objectives and thus is the most likely to contribute to the delivery of a sound Plan. For this reason, option 3 was carried into the Submission version of the Plan.

Housing and Employment site options

6.25 The findings of the first assessments of housing and employment site options were reported on in the draft Sustainability Appraisal Report High Peak Local Plan Preferred Options February 2013 ^(x). The Report includes appraisals of the following sites:

- G3, Roughfields, Hadfield
- G11, Land off Woodhead Road
- G12, Bute Street
- G17, Land off Cliffe Road, Glossop
- G18, Bank Street, Glossop
- G21, Land off Dinting Road
- C1, Hayfield Bus Depot
- C2, land at New Mills Road, Hayfield
- C8, land at Wharf Road, Whaley Bridge
- C9, south of Macclesfield Road, Whaley Bridge
- B2, Land at Batham Gate
- B5, Ambulance Station
- B11, Sherbrook Lodge
- B22, Foxlow Farm

x www.highpeak.gov.uk/sites/default/files/documents/pages/Interim%20SA%20Report%20final.pdf



6 Summary of findings

6.26 Sustainability Appraisal is a continuing process that is undertaken alongside preparation of the emerging Local Plan. The findings presented below are the summary appraisals of additional sites put forward following the consultation in September/October 2012 or as part of the additional consultation held between December 2013 and February 2014. Also included are the appraisals of employment sites that were proposed to be carried forward from the 2005 Local Plan but were not reported on in the draft SA Report of the Preferred Options Plan February 2013. The full appraisals are set out in the Appendix to this Report.

6.27 For each site option, a commentary is provided and details given as to whether the site has been taken forward into the Submission version of the Plan.

Glossopdale

Waterside Employment land allocation

6.28 A flat site adjacent to the River Etherow and located on the eastern edge of Hadfield Industrial area. The site is surfaced and used for material storage. It is partially enclosed within palisade fencing. There is a high risk of contamination on the site due to historic landfill. A developer would be required to provide a landscaping screening to the frontage with Waterside, and an easement for the section of the Trans-Pennine Trail within the site. The site specific FRA should consider how the overland flow route will be managed safely through the site.

6.29 Site is recommended for designation as a Primary Employment Zone.

Land off Wren Nest Road

6.30 Well located, vacant site that could make a positive contribution to the local economy by providing an opportunity to extend the adjacent industrial estate and other development to complement the nearby town centre. The site is generally screened by adjacent properties, vegetation and topography and it has low visual prominence from the National Park. The site is in Flood Zone 1, however there has been recorded flooding associated with Glossop Brook within 100m of the site. There are also possible problems related to the presence of artesian water.

6.31 Site is recommended for allocation as employment land.

Adderley Place

6.32 Sloping, semi-enclosed, semi-improved grassland and woodland adjacent to existing residential properties and woodland. Derbyshire Wildlife Trust consider that there is potential for protected species to be present and consider the site to be part of the High Peak's ecological network - a buffer zone between the site and Gamesley Sidings Local Wildlife Site should be considered. The site contains the likely route of a Roman Road - archaeological evaluation should be required. The site specific FRA should address how development will accommodate the presence of deep culverts through the site and the management of any overland surface water flood routes which would occur should the culverts become blocked. Services and facilities in Glossop can be accessed readily, a bus stop is within 5 minutes walk and a village shop is within 10 - 15 minutes walk. Score: 33 out of 51.

6.33 This site has been taken forward into the Submission version of the Local Plan.

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Central

Option C14, Rear of Laneside Road, New Mills

6.34 A greenfield site adjacent to the built up area, currently used for grazing horses. The land slopes down to the stream that runs through the site and includes a number of trees, many mature. The site is adjacent to Laneside Farm which is a grade II listed building. The facilities of New Mills can be accessed by bus, some facilities can be accessed on foot. The site scores negatively on landscape impact and potential disruption to the green corridor through New Mills. Score: 31 out of 51.

6.35 The SA has recommended that this site is suitable to be taken forward into the Submission version of the Local Plan, subject to access constraints being resolvable.

Option C15, Land at Shire Croft, Reservoir Road, Whaley Bridge

6.36 Small greenfield site, predominantly flat and adjacent to the built up area and close to services and facilities within Whaley Bridge. The site is 50m from the Local Nature Reserve at Brookfield (CPA) Pond and 100m from Toddbrook Reservoir SSSI. Due to the small scale of any development (estimated 6 homes) no significant impact on the condition of either site is predicted, either from increased recreation pressure or from an increase in traffic. Score: 32 out of 51.

6.37 Because of the small size of the site, the Local Plan is proposing not to allocate, but to amend the built up area boundary to include the site.

Option C15, Green Belt boundary amendment, Furness Vale

6.38 Sloping, semi-enclosed site comprising ruderal grassland and commercial properties, enclosed by residential properties, the A6 and the railway. The northern part of the site is a Major Developed Site in the Green Belt, the proposal is to remove the whole site from the Green Belt and allocate the part to the south of the commercial use for housing. The site is around 800m from Goytside Meadows Local Nature Reserve; since the site is immediately adjacent to the Peak Forest Canal Greenway, Footpath HP23/2 and the claimed public footpath along Calico Lane between Station Road and the canal towpath, there are alternative opportunities for recreation and any development is unlikely to result in an adverse impact on the Reserve. The site is within walking distance of facilities in Furness Vale (pub, shop and post office) and within ten minutes walk of a bus stop on the A6 and to the railway station at Furness Vale. The SFRA Level 1 has shown a recorded incident of flooding from an unknown source within 100m of the site. Score: 33 out of 51.

6.39 This site has been taken forward into the Submission version of the Local Plan.

Options C17 and C18, Pingot Road access and field joining C5 and C6, New Mills

6.40 C17 is land required to deliver access to C5. C18 is sloping open grassland with low visual impact and low impact on the setting of the National Park - development gives the potential to strengthen the settlement edge in conjunction with development of sites C5 and C6. The sites are within walking distance of some facilities in New Mills and within five minutes walk of a bus



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stop. The sites are close to Ollersett Hall Farm (HER 10704) which is a Grade II listed building. The sites fall within the area of radon potential and also within the coal consultation zone. Score: 36 out of 51.

6.41 The sites have been taken forward into the Submission version of the Local Plan, C17 to be included as an extension of C5 and C18 to be included as an extension of C6.

Land at New Mills Newtown

6.42 The site is within the built up area of New Mills and services and facilities are available within walking distance; the site is also well served by public transport, with immediate access to the railway station and bus stop. However development would result in a loss of land that currently contributes to employment. Score: 36 out of 51.

6.43 Site is recommended for change of use to a mixed use designation in the Submission version.

Birch Vale Primary Employment Zone

6.44 The site is within the built up area and currently designated as a Primary Employment Zone - the site is partially vacant and some buildings are in poor condition. Widespread, low level contamination is anticipated. The site is in a relatively remote location, without good access to existing services and facilities. It is 700m from Bluebell Woods LNR, and although development might lead to a small increase in visitors, access to the reserve is most likely to be on foot, minimising potential risks from air pollution. The primary flood risk to the site is on account of the River Sett, which flows along its northern boundary. The SFRA Level 2 has concluded that much of the existing site is in flood zone 2, with a strip of flood zone 3 of varying width alongside the River Sett. Upstream of the site is a large Mill Pond that continues to impound water. Immediately downstream of the Mill Pond is an area of wet woodland that appears to operate as flood plain and is not suitable for development. Score: 27 out of 51.

6.45 Site is recommended for change of use to a mixed use designation in the Submission version.

Land opposite Tesco, Whaley Bridge

6.46 Sloping woodland site within Green Belt and adjacent to existing residential properties on the edge of the settlement. Development potential is limited due to the mature trees and land levels. The site is within walking distance of facilities in Whaley Bridge. Score: 32 out of 51.

6.47 On the basis of its location within Green Belt, the limited potential for development due to land levels and the presence of mature woodland, this site has not been taken forward into the Submission version of the Plan.

Land between Old Road and Buxton Road, Whaley Bridge

6.48 The site is steeply sloping, enclosed, semi-improved grassland within an already urban area. Although visible from the National Park, any impact on the setting of the Park would be low due to surrounding residential development. The site is within walking distance of services and facilities in Whaley Bridge. Score: 37 out of 51.

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6.49 On the basis of ownership constraints, difficulty with achieving a satisfactory access and adverse impact on the Linear Park, this site has not been taken forward into the Submission version of the Plan.

Britannia Mill, Buxworth

6.50 Predominantly flat, enclosed Green Belt site comprising derelict mill buildings, brownfield land, container storage and woodland, adjacent to the canal. The site is within the Buxworth Conservation Area and contains historic built heritage and industrial archaeology, the former Britannia Mill complex is a non-designated heritage asset and there are possible impacts on designated heritage assets including the Canal Basin, Tramway and Quarry and Lime Kilns. Whilst the site is almost entirely within flood zone 1, a site specific FRA will need to take account of the potential overland flooding issues and the potential for former mill ponds and goyts to cause localised flooding problems. The site is relatively remote, although there are bus services available at Buxworth. Score: 17 out of 51.

6.51 This site has been taken forward into the Submission version of the Local Plan.

Buxton

Tongue Lane employment land

6.52 The site is well related to existing employment and residential areas. The site is partially screened by topography to the east with low visual prominence and impact on the setting of the National Park. The HRA has raised possible direct effects of operation of employment use on air quality - a project level HRA will be required to address potential effects on the Peak District Dales SAC. The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.

6.53 Site is recommended for allocation as employment land.

Hoffman Quarry

6.54 Undulating semi-enclosed, previously developed land / grassland adjacent to existing industrial estate and quarry. The site is remote from the strategic road network and from Buxton - a new road would be required through challenging topography to link the site to the adjacent industrial estate. The site has high ecological value and is being considered for designation as a Local Wildlife Site. Archaeological evaluation would be required. The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.

6.55 Site is not recommended for allocation as employment land.

Station Road and Spring Gardens Regeneration Area

6.56 The site is key to Buxton town centre. It was identified as an area for reinvention and reinvigoration in the Buxton Design and Place Making SPD and Station Road Design Framework SPD. The site is within the settings of of the adjacent Buxton Conservation Area and a number of important listed buildings - proposals would need to be of a high quality design; archaeological evaluation would be required. Because of the site's prominence within the town centre, high quality landscaping standards should be required. There are opportunities to increase the ecological and



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amenity value of the River Wye and to provide improved pedestrian and cycle access between the site and the rest of the town. Land to the north of Station Road is in Flood Zone 1 and therefore from a flood risk perspective is suitable for mixed use including residential. Land to the south is in Flood Zones 2 and 3; however as the site is already developed and the intention is to retain retail and commercial uses - categorised as less vulnerable - the Exception Test is not an issue.

6.57 Recommendation is to amend allocation to focus retail development to the south of Station Road and allocate land to the north of Station Road for a mix of uses.

Leek Road / Macclesfield Road

6.58 Former car showroom/garage within the built up area and located in a prominent site considered a gateway location to Buxton. The site is on a busy intersection where the roads out of Buxton converge. The site is 800m from the Peak District Moors SPA, however since it is a steep climb onto the moor from this access point and Buxton Country Park is only 200m distant, urban effects on the SPA are not considered significant. The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. The site is remote from Buxton town centre, but a bus stop is within 5 minute's walk and corner shops can be accessed within a 10 - 15 minute walk. Score: 40 out of 51.

6.59 Since the site is small (estimated capacity 7 homes) and is within the built up area, the site does not require allocation in the Local Plan in order to support development.

Frontage to Cavendish Golf Club, Manchester Road

6.60 Open woodland and ruderal grassland sloping up to the adjacent road and extending out from the settlement edge. High visual prominence when seen from the National Park. Development of the site would result in significant landscape impacts and detailed and extensive landscape master-planning would be required to address the issues of visibility, loss of vegetation and the effect on the settlement boundary. The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. The services and facilities of Buxton town centre can be accessed by bus. Score: 28 out of 51.

6.61 On the basis of the SA score, particularly relating to impacts on landscape character and the setting of the National Park, its failure to relate well to existing built development and impact on the operation of the golf course, the site has not been taken forward to the Submission version.

Staden Lane extension

6.62 Vacant site of largely undeveloped land (greenfield) to rear of established industrial estate with low vacancy rates and good quality units. Allocation represents an opportunity to extend this popular industrial estate. The area is one of high archaeological sensitivity with heritage assets including at Round Barrow, Staden Low and potential archaeological assets from the site of a Romano-British settlement to the immediate north west of the site and earthworks west of Slade Hill Farm to the site's immediate east. Development would have only a limited impact on the setting of the National Park. The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.

6.63 Site is recommended for allocation as employment land.

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Waterswallows extension

6.64 Site of existing Nestle Waters bottling and distribution operation proposed as extension to existing Primary Employment Zone with allocation of additional land to north and east as employment land to enable potential future expansion of the business. This will support the company in continuing to make a positive contribution to the local economy. The site is in countryside and relatively remote from Buxton town centre. There is good highways access to the nearby A6, however there are limited opportunities for access to the site by foot, cycling or public transport. The landscape impact of any development will need to be addressed and an appropriate landscape framework created. Recent planting should be retained and opportunities to strengthen it should be explored. The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.

6.65 Site is recommended for allocation as employment land.

Substantial policy changes

6.66 Policy EQ9 Pollution Control and Unstable Land. Policy has an overall positive effect on health and quality of life in the Local Plan area through pollution control. There are also positive effects on biodiversity through the prevention of pollution of watercourses or groundwater. However potential negative effects were identified in relation to economic development - if inward investment from certain industries were discouraged from the area. There is an additional potential negative impact on the SA objective of providing homes for all, should any additional costs imposed by the Policy have an impact on site viability and the capacity for development to deliver affordable homes.

6.67 Policy EQ10 Flood Risk Management. This is an important Local Plan Policy delivering NPPF requirements in relation to managing flood risk. Additional positive effects for landscape, biodiversity, health and recreation were identified via the requirement for SuDS to contribute towards wider sustainability considerations.



7 Next steps

7.1 This Interim SA Report and the findings of the revised appraisal of options for a housing requirement and sites will be used, alongside consultation responses received and the wider evidence base, to inform the preparation of the Submission Draft Local Plan.

7.2 An SA Report will be published alongside the Submission Draft Local Plan and will provide an overall review of the full SA process and findings along with a Non-Technical Summary, further detail on significant effects, including cumulative effects, and responses to representations received on the SA process.

8 Appendices

8.1 This appendix provides the technical background information and full sustainability appraisal tables for each of the reviewed options for the emerging High Peak Local Plan. Full details of how the appraisals were carried out and a summary of the results can be found in the main report.

8.2 The table below shows the full text of sustainable development objectives referred to in summary form within the appraisal tables, along with appraisal criteria.

Table 6 Sustainability Appraisal Framework

	Sustainability Objective	Appraisal Criteria / sub-objective	Indicator
1	To support the development of a local economy that is balanced across employment sectors, including by the delivery of premises, sites and infrastructure needed for sustainable growth.	<ul style="list-style-type: none"> Will it provide a balanced portfolio of employment land in sustainable locations? Will it provide opportunities for the creation of new businesses and / or minimise the loss or displacement of existing businesses? 	<ul style="list-style-type: none"> Employment land supply Enterprise births and deaths
2	To support the development of attractive, vibrant and distinctive town centres.	<ul style="list-style-type: none"> Will it safeguard shops and services in existing centres? Will it safeguard and improve the retail, leisure and service provision? 	Retail vacancy rates
3	To encourage tourism development and to promote the area as a tourist destination.	<ul style="list-style-type: none"> Does it help support tourism and the visitor economy? 	
4	To maintain good local air quality and to minimise noise and light pollution.	<ul style="list-style-type: none"> Will it minimise negative impacts on local air quality? Will it minimise impacts of light pollution? Will it help to protect tranquil areas? 	Number of exceedences of the annual mean NO ₂ air quality objective



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	Sustainability Objective	Appraisal Criteria / sub-objective	Indicator
5	To protect and enhance SPAs, SACs, SSSIs and other designated wildlife sites.	<ul style="list-style-type: none"> Will it help to deliver the findings of the Appropriate Assessment? Will it protect and promote effective management of the Borough's sites of ecological and nature conservation importance? 	Area (ha) of SSSIs and Local Wildlife Sites lost to development requiring planning permission.
6	To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	<ul style="list-style-type: none"> Will it provide opportunities for the enhancement and creation of habitats and to foster species conservation? Will it help to deliver networks of biodiversity and green infrastructure? 	Target: At least 1 hectare of Local Nature Reserve should be provided per 1,000 population.
7	To minimise energy use and to develop the area's renewable energy resource.	<ul style="list-style-type: none"> Will it help to minimise energy use and promote energy efficiency? Will it lead to an increase in installed renewable and low carbon energy capacity? Will it ensure that new development is in accessible locations in order to reduce the need for car use and/or encourage sustainable forms of transport? 	<ul style="list-style-type: none"> Total CO₂ emissions Amount of renewable energy generation by installed capacity and type The amount of development within 15 minutes walking distance (1km) and 10 minutes cycling distance (2km) of town centres, and/or located within 400m of a high frequency bus route and/or 800m of a railway station
8	To conserve and enhance town / village - scape quality, archaeological and heritage assets along with their settings.	<ul style="list-style-type: none"> Will it ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, along with their settings? Will it protect and reinforce the character and appearance of the Borough's towns and villages and the cultural and historic elements that make them distinct? 	Percentage or areas of historic buildings, sites and areas including locally listed assets affected, whether in an adverse or beneficial way.

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	Sustainability Objective	Appraisal Criteria / sub-objective	Indicator
9	To protect and enhance the character and appearance of the landscape, including cultural landscape assets, as well as the area's other natural assets and resources.	<ul style="list-style-type: none"> Will it protect and reinforce the Borough's landscapes, with the natural and cultural elements that make them distinct? Will it promote development on brownfield land? 	<ul style="list-style-type: none"> Percentage of new and converted dwellings built on previously developed land. Percentage of employment floorspace completed on previously developed land.
10	To ensure sustainable management of water resources and to minimise the risk of flooding.	<ul style="list-style-type: none"> Will it encourage water efficiency and demand management? Is new development directed towards areas of least risk? Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SUDs into new development? Will it protect, maintain and improve the quality of water resources? 	<ul style="list-style-type: none"> Number of site allocations changed following the application of the Sequential Test Number of planning applications granted contrary to the advice of the Environment Agency in respect of flood risk Number of planning applications granted permission that have approved SuDS schemes included
11	To reduce the number of journeys made by car - within, and to and from - the area.	<ul style="list-style-type: none"> Will it minimise impacts on existing traffic congestion? Will it support the use of public transport? Will it support safe walking and cycling? 	<p>The amount of development within 15 minutes walking distance (1km) and 10 minutes cycling distance (2km) of the town centres and/or located within 400m of a high frequency bus route and/or 800m of a railway station.</p>
12	To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Will it improve health, or access to health facilities? Will it help to reduce deprivation and thus indirectly improve health? 	<p>Premature (persons under 75 years) all cause standardised mortality ratios (SMRs)</p>



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Sustainability Objective	Appraisal Criteria / sub-objective	Indicator
13 To improve access to jobs, services and facilities.	<ul style="list-style-type: none"> Will it help to minimise the distance people travel for education, employment, shopping and other key services and facilities? 	<p>The amount of development within 15 minutes walking distance (1km) and 10 minutes cycling distance (2km) of the town centres and/or located within 400m of a high frequency bus route and/or 800m of a railway station.</p>
14 To protect and improve the safety and environmental quality of streets and neighbourhoods.	<ul style="list-style-type: none"> Will it reduce opportunities for crime, and therefore, levels of crime? Will it make a positive contribution to community cohesion? 	<ul style="list-style-type: none"> Domestic burglaries per 1,000 households; Violent crime per year per 1,000 population.
15 To provide everybody with the opportunity of owning (including by shared ownership) or renting, a sustainably designed, good quality home at an affordable cost.	<ul style="list-style-type: none"> Does housing meet identified needs? Will it minimise impacts on the environment? 	<ul style="list-style-type: none"> Number of affordable housing completions. Number of homes built to each level of the Code for Sustainable Homes.
16 To improve opportunities for people to participate in cultural, leisure and recreational activities.	<ul style="list-style-type: none"> Will it provide improved opportunity for engagement in indoor / outdoor leisure activities for all? Will it support the development of a vibrant cultural economy? 	<p>Adult participation in sport and active recreation.</p>

Scoring of options

Table 7 Scoring of options

Score	
++	The policy will have a very positive impact on the sustainability objective

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Score	
+	The policy will have a slightly positive impact on the sustainability objective
0	The policy will have a negligible or neutral impact on the sustainability objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The policy will have a slightly negative impact on the sustainability objective
--	The policy will have a very negative impact on the sustainability objective
i	The outcome of implementing the policy could be dependent upon implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

8.3 Different components within an option may generate varying impacts. This is indicated by "/"

Key to table

- ST: Short Term = 0 - 5 years
- MT: Medium Term = 5 - 10 years
- LT: Long Term = over 10 years

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Appraisal of Housing Target Options

Scenario Ac: Population change based on ONS 2011-based sub-national population projections (SNPP)

Table 8 Assessment Table for Scenario Ac: Population change based on ONS 2011-based SNPP: Housing target Option 1

SA Objective	Option: 1: 468 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	S	MT	LT	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	This option offers significant positive effects for economic development. It would result in the labour force remaining almost constant over the plan period and would result in an additional 75 jobs per annum (around 1,500 in total over the plan period) ⁽¹⁾ .	+	++	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: A stable local labour supply will help to deliver economic growth in the plan area.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Under this scenario the population of High Peak is projected to increase considerably by 14,773 people over the period 2011 to 2031. The resulting increase in households is projected to be 8,731. High Streets and town and village centres are predicted to benefit from the increase in local population, through an increase in spending in the local economy.	+	++	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: Residents of new developments will use their local centres where appropriate.
3. Tourism	Strength of visitor economy to be supported and maintained.	Effect is uncertain. Given the high level of growth under this option, significant negative impacts on congestion, landscape quality and townscapes are risked. Depending	?	?	?	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Growth at this level will require

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SA Objective	Option: 1: 468 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	5	MT	LT	
		on the location of development and the implementation of other policies, a negative impact on tourism is likely.				development in areas of significant landscape value, including in the Green Belt. An impact on the setting of the Peak District National Park could not be avoided. Overall this will make the area less attractive to visitors.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Effect is uncertain, but negative overall. Whilst growth at this level is predicted to lead to an increase in traffic, including along the A628, and to an increase in congestion, improving car technology may mean that there are no long term significant negative effects on air quality. Increases in noise and light pollution will result.	-	-	?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: Growth at this level will lead to a significant increase in the number of car journeys made in the plan area. Even with policies in the Local Plan to control pollution, growth will result in an increase in noise and light pollution. However increasing local jobs might reduce the impact of out-commuting.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	This option risks significant negative effects on designated sites. 9.47% of the plan area is designated as either a European site, SSSI, LNR or	-	--	--	Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:



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SA Objective	Option: 1: 468 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	5	MT	LT	Justification for assessment
		LWS ⁽²⁾ . Of particular concern are the likely urban effects on European sites - effects identified in the HRA Report ⁽³⁾ . These effects result from development within the zone of influence of European sites and result in adverse impacts on the integrity of such sites. Such development is strictly controlled under European Habitats Regulations.				Policies in the Local Plan will seek to provide protection for designated sites, but growth at this level will require development in areas of significant landscape value, including in the Green Belt and within the zone of influence of European sites. Impacts on designated sites and their settings will result.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	This option risks significant negative effects on biodiversity and natural networks as it will require the highest take of greenfield sites, resulting in the greatest potential loss of biodiversity and the most significant negative impact on the integrity of European sites, even given implementation of other policies.	-	--	--	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Housing development at this scale will deliver a net loss of biodiversity. Sites designated for wildlife or habitat value will be put at risk. Development of ecological networks will be put at risk.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	This option will result in the largest overall increase in carbon emissions from energy use associated with new development and associated car journeys. Sites in non sustainable locations will be required, increasing	-	--	--	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Even if individual properties are built to high environmental

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SA Objective		Option: 1: 468 new homes each year					Justification for assessment
		Summary of baseline	Nature of effect (quantify where possible)	5	MT	LT	
			the number of car journeys made. Growth of this scale is also most likely to lead to development that increases the risk of flooding elsewhere.				performance standards, the total increase in dwellings and car journeys will increase energy use.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	The effect of this is uncertain as it will depend on the location of development and implementation of other policies. However highest levels of growth are most likely to put historic and cultural elements and their settings at risk. The option presents greatest risk to overall townscape quality from inappropriate development.	?	?	-	<p>Likelihood / certainty: possible</p> <p>Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The higher the housing target, the more development sites that are required, and the greater the risk that development will come forward on a site that requires loss of an asset or has a negative impact on its setting. Overall townscape quality is reduced by scale of new development.</p>	
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other	This option risks significant negative effects on landscape character and natural assets. The SHLAA has identified potential sites within and on the edge of market towns and larger villages to accommodate growth, but much is within Green Belt or on sites unlikely to be deliverable within the plan period. The LIA ⁽⁴⁾ has identified	-	--	--	<p>Likelihood / certainty: likely</p> <p>Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: This scale of growth will require development in areas of significant landscape value, including in the Green Belt and within the buffer of the Peak District National Park. An</p>	



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SA Objective	Option: 1: 468 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	£	MT	LT	Justification for assessment
	natural assets including water courses and ancient woodlands.	much of the surrounding countryside as having significant landscape value and identified limited scope to amend Green Belt boundaries. 31% of the Plan area is designated Green Belt. This option will also require development within the buffer of the National Park.				impact on the setting of the Peak District National Park, loss of Green Belt and high quality landscape could not be avoided. Adverse impacts on natural assets will also be unavoidable.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies. However growth at this scale will require development of the most land area, including a reliance on greenfield sites and those in flood zones 2 and 3, resulting in a greater overall risk of flooding and a negative impact on water quality. There is uncertainty over whether this level of growth could be delivered in Buxton without adverse impact on the integrity of the Peak District Dales SAC through phosphate discharges into the River Wye from the Buxton STW.	?	-	--	Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: This scale of growth will require development in areas of significant landscape value, including in the Green Belt and within the buffer of the Peak District National Park, creating a greater risk of surface water flooding. High levels of growth in Buxton risk water quality conservation objectives in the River Wye set under the Habitat Regulations.

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SA Objective	Option: 1: 468 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	Σ	MT	LT	
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Housing growth at this level will present the most opportunities to improve facilities for sustainable transport. However, in order to meet the target, housing sites at distance from town and village centres will be required. Unless investment in healthy travel networks is made, more car journeys will result.	+	+	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Highest level of housing growth will enable highest level of investment in walking and cycling routes and improving road junctions where necessary.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	This option will deliver most housing growth and thus most opportunities for improved health infrastructure, including new opportunities for walking and cycling. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments.	+	+	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: Investment in new infrastructure keeps pace with growth.
13. Access	Journey lengths to key services and facilities to be minimised.	This option will deliver the most housing growth and thus the most opportunity to ensure improved accessibility to services and facilities. It is recognised that in all sub-areas there are severe limitations to the highways network that require significant investment to rectify - constraints to growth that are unlikely	?	?	?	Likelihood / certainty: unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Investment in new infrastructure keeps pace with growth.



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SA Objective	Option: 1: 468 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	5	MT	LT	Justification for assessment
		to be overcome during the plan period. In particular the main road connections between High Peak and Greater Manchester and Sheffield along the A6, A57 and A628. This target risks leading to severe congestion and significant negative impacts on this SA objective.				
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies.	?	?	?	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Demographically generated demand can be reached. Affordability challenges and the housing waiting list can be addressed and pent up demand met. This option will have a direct, significant, long-term, positive effect on this SA objective.	++	++	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: This option will meet the objectively assessed housing need of the plan area.
16. Leisure and recreation	Support provision of locally accessible opportunities for	This option will deliver the most housing growth and thus the most opportunity to invest in provision of	+	+	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent:

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SA Objective	Option: 1: 468 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
	physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	locally accessible opportunities for leisure and recreation.				permanent Assumptions made: Investment in new infrastructure keeps pace with growth.
<p>Summary of significant effects:</p> <p>This option proposes the delivery of 468 new dwellings per year. If sufficient sites can be found to deliver the requirement, it will have a direct, significant, long-term, positive effect on the SA objective to provide homes for all, it will enable demographically generated demand to be met; affordability challenges and the housing waiting list to be addressed and pent up demand to be met. The option will have the most direct and significant long-term positive effect on economic development, in particular jobs growth. Similarly this option has potential for a more significant, indirect, minor positive effect on SA objectives relating to sustainable transport, health, and leisure and recreation, than all other options. However, these benefits accrue only if the level of growth can be delivered and if investment in new social and other infrastructure keeps pace with development. Evidence from the SHLAA shows that there is insufficient suitable land to meet this target and thus identified benefits of the target should be treated with caution. This option, compared with all others, has the potential for the greatest negative effects on SA objectives relating to congestion, biodiversity, protection of sites designated for nature conservation (including European sites) and landscape character and natural assets. Loss of Green Belt; net loss of biodiversity and significant impacts on the landscape quality of the Borough and on the setting of the Peak District National Park cannot be avoided. Impacts on the highways network also risks severe adverse effects. These significant effects put at risk the ability of the Plan to deliver its strategic objectives and thus constitute a risk to the delivery of a sound Plan.</p>						

1. High Peak SHMA, NLP, March 2014
2. Derbyshire Wildlife Trust, personal communication, 03/02/14
3. Draft Habitats Regulations Assessment, ENVIRON, March 2014
4. High Peak Local Plan Landscape Impact Assessment, Wardell Armstrong, January 2014

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Scenario F: Population change based on CLG household projections

Table 9 Assessment Table for Scenario F: Population change based on CLG household projections: Housing target Option 2

SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	This option offers positive effects for economic development, but less significant than those recorded for Option 1. Option 2 is comfortably above the housing requirement needed in order for High Peak to sustain the current number of jobs in the area - 329pa ⁽¹⁾ . The option also exceeds the housing requirement necessary to achieve the level of job growth contained in the Employment Land Review: 350 dpa.	+	+	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: Sustaining the current number of jobs will help to deliver economic growth in the plan area.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Under this scenario, the population of High Peak is predicted to increase by 6,800 residents to 97,800 between the period 2011 to 2021 (resulting increase in households is by 3,994 to 42,954 from 2011 - 2021). High Streets and town and village centres are predicted to benefit from this increase in local	+	+	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: Residents of new developments will use their local centres where appropriate.

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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
3. Tourism	Strength of visitor economy to be supported and maintained.	<p>population, through an increase in spending in the local economy.</p> <p>Effect is uncertain. Given the high level of growth under this option, significant negative impacts on congestion, landscape and townscapes are risked. Depending on the location of development and the implementation of other policies, a negative impact on tourism is likely.</p>	?	?	?	<p>Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Growth at this level would require development in areas of significant landscape value, including in the Green Belt. An impact on the setting of the Peak District National Park could not be avoided. Overall this will make the area less attractive to visitors.</p>
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	<p>Effect is uncertain, but negative overall. Whilst growth at this level is predicted to lead to an increase in traffic, including along the A628, and to an increase in congestion, improving car technology may mean that there are no long term significant negative effects on air quality. Increases in noise and light pollution will result.</p>	-	-	?	<p>Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Growth at this level will lead to a significant increase in the number of car journeys made in the plan area. Even with policies in the Local Plan to</p>



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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	This option risks significant negative effects on designated sites, however significance is less than under Option 1. 9.47% of the plan area is designated as either a European site, SSSI, LNR or LWS. (2). Of particular concern are the likely urban effects on European sites - effects identified in the HRA Report(3). These effects result from development within the zone of influence of European sites and result in adverse impacts on the integrity of such sites. Such development is strictly controlled under European Habitats Regulations.	-	-	--	control pollution, growth will result in an increase in noise and light pollution. Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Policies in the Local Plan will seek to provide protection for designated sites, but growth at this level will require development in areas of significant landscape value, including in the Green Belt and within the zone of influence of European sites. Impacts on designated sites and their settings will result.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	This option risks significant negative effect on biodiversity and natural networks, however significance is less than under Option 1. Option 2 will require a high take of greenfield sites, resulting in loss of biodiversity and significant negative impact on	-	-	--	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Housing development at this scale will

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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
		the integrity of European sites, even given implementation of other policies.				deliver a net loss of biodiversity. Sites designated for wildlife or habitat value will be put at risk. Development of ecological networks will be put at risk.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	This option will result in an overall increase in carbon emissions from energy use associated with new development and associated car journeys. Sites in non-sustainable locations will be required, increasing the number of car journeys made. Growth of this scale is also likely to lead to development that increases the risk of flooding elsewhere.	-	-	--	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Even if individual properties are built to high environmental performance standards, the total increase in dwellings and car journeys will increase energy use.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	The effect of this is uncertain as it will depend on the location of development and implementation of other policies. However high levels of growth are likely to put historic and cultural elements and their settings at risk. The option presents marginally lower risk than that posed under Option 1 to overall townscape quality from inappropriate development.	?	?	-	Likelihood / certainty: possible Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The higher the housing target, the more development sites that are required, and the greater the risk that development will come forward on a site that requires loss of an asset or has a



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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	This option risks significant negative effects on landscape character and natural assets, however significance is lower than under Option 1. The SHLAA has identified potential sites within and on the edge of market towns and larger villages to accommodate growth, but much is within Green Belt or on sites unlikely to be deliverable within the plan period. The LIA ⁽⁴⁾ has identified much of the surrounding countryside as having significant landscape value and identified limited scope to amend Green Belt boundaries. 31% of the Plan area is designated Green Belt. This option will also require development within the buffer of the National Park.	-	-	--	<p>negative impact on its setting. Overall townscape quality is reduced by scale of new development.</p> <p>Likelihood / certainty: likely Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: This scale of growth will require development in areas of significant landscape value, including in the Green Belt and within the buffer of the Peak District National Park. An impact on the setting of the Peak District National Park, loss of Green Belt and high quality landscape could not be avoided. Adverse impacts on natural assets will also be unavoidable.</p>
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies.	?	-	-	<p>Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: This scale</p>

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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
	<p>SuDS required.</p> <p>Minimise discharge of phosphates into River Wye and support other water quality objectives.</p>	<p>However growth at this scale will require a reliance on greenfield sites and those in flood zones 2 and 3, resulting in a greater overall risk of flooding and a negative impact on water quality. There is uncertainty over whether this level of growth could be delivered in Buxton without adverse impact on the integrity of the Peak District Dales SAC through phosphate discharges into the River Wye from the Buxton STW.</p>				<p>of growth will require development in areas of significant landscape value, including in the Green Belt and within the buffer of the Peak District National Park, creating a greater risk of surface water flooding. High levels of growth in Buxton risk water quality objectives in the River Wye set under the Habitat Regulations.</p>
11. Sustainable transport	<p>Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.</p>	<p>Housing growth at this level will present opportunities to improve facilities for sustainable transport. However, in order to meet the target, housing sites at distance from town and village centres will be required. Unless investment is made in healthy travel networks, more car journeys will result.</p>	+	+	+	<p>Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: High levels of housing growth will enable corresponding levels of investment in walking and cycling routes and improving road junctions where necessary.</p>
12. Health	<p>Support active travel and deliver good quality, open green space, particularly in</p>	<p>This option will deliver high levels of growth and associated opportunities for delivering improved health infrastructure, including new</p>	+	+	+	<p>Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent</p>



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SA Objective	Option: 2: 416 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
	<p>areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.</p>	<p>opportunities for walking and cycling. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments.</p>				<p>Assumptions made: Investment in new infrastructure keeps pace with growth.</p>
13. Access	<p>Journey lengths to key services and facilities to be minimised.</p>	<p>This option will deliver slightly fewer opportunities than under Option 1 to help ensure improved accessibility to services and facilities. It is recognised that in all sub-areas there are severe limitations to the highways network that require significant investment to rectify - constraints to growth that are unlikely to be overcome during the plan period. In particular the main road connections between High Peak and Greater Manchester and Sheffield along the A6, A57 and A628. This Option risks leading to severe congestion and significant negative impacts on this SA objective, however significance is less than under Option 1.</p>	?	?	?	<p>Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Investment in new infrastructure keeps pace with growth.</p>

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SA Objective	Option: 2: 416 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies.	?	?	?	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: Permanent Assumptions made:
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	This option will have a direct, significant, long-term, positive effect on this SA objective, however significance is less than under Option 1. Objectively assessed need would be met, enabling affordability challenges and the housing waiting list to be addressed. This Option could not ensure that pent up demand for housing would be met.	++	++	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: This option will help to meet the objectively assessed housing need of the plan area.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for	This option will deliver high levels of housing growth and corresponding opportunities to invest in provision of locally accessible opportunities for leisure and recreation. Effects will be marginally less positive than under Option 1.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Investment in new infrastructure keeps pace with growth.



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SA Objective	Option: 2: 416 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
	community food growing.					
<p>Summary of significant effects:</p> <p>This option proposes the delivery of 416 new dwellings per year. If sufficient sites can be found to deliver the requirement, it will have a direct, significant, long-term, positive effect on the SA objective to provide homes for all, it will enable demographically generated demand to be met; affordability challenges and the housing waiting list to be addressed but not pent up demand to be met. The option will have direct and significant long-term positive effects on economic development, exceeding economic growth forecasts. Similarly this option has potential for significant, indirect, minor positive effects on SA objectives relating to sustainable transport, health, and leisure and recreation, however these effects are less significant than under Option 1. However, benefits accrue only if the level of growth can be delivered and if investment in new social and other infrastructure keeps pace with development. Evidence from the SHLAA shows that there is insufficient suitable land to meet this target and thus identified benefits of the target should be treated with caution. This option has the potential for significant negative effects on SA objectives relating to congestion, biodiversity, protection of sites designated for nature conservation (including European sites) and landscape character and natural assets. Loss of Green Belt, net loss of biodiversity and significant impacts on the landscape quality of the Borough and on the setting of the Peak District National Park cannot be avoided. Impacts on the highways network also risks severe adverse effects. These significant effects - although effects are of less significance than under Option 1 - put at risk the ability of the Plan to deliver its strategic objectives and thus constitute a risk to the delivery of a sound Plan.</p>						

1. High Peak SHMA, NLP, March 2014
2. Derbyshire Wildlife Trust, personal communication, 03/02/14
3. Draft Habitats Regulations Assessment, ENVIRON, March 2014
4. High Peak Local Plan Landscape Impact Assessment, Wardell Armstrong, January 2014

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Table 10 Assessment Table for Scenario: Employment and housing growth deliverable within existing constraints: Housing Target Option 3

SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	To achieve the aspirational level of job growth described in the High Peak Employment Land Review, a minimum of 350 dwellings pa is required over the plan period ⁽¹⁾ . This option sets a marginally higher requirement and so will have a directly positive impact on economic development.	+	+	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: A local labour supply will help to deliver economic growth across the plan area.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	This annual requirement equates to an increase in the population by around 11,000 and of households by 7,200 over the plan period. High Streets and town and village centres are predicted to benefit from an increase in local population, through an increase in spending in the local economy.	+	+	++	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: Residents of new developments will use their local centres where appropriate.
3. Tourism	Strength of visitor economy to be supported and maintained.	Effect is uncertain. Depending on the location of development and the implementation of other policies, a negative impact on tourism is possible through impacts on congestion, landscape and townscapes, but such negative	?	?	?	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: This option would require the lowest overall take of countryside sites and would reduce the need to



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SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
		impacts would be lowest under this option.				consider sites in the Green Belt and the National Park buffer, compared to all other options.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Effect is uncertain, but negative overall. Whilst growth at this level is predicted to lead to an increase in traffic, including along the A628, and to an increase in congestion, improving car technology may mean that there are no long term significant negative effects on air quality. Increases in noise and light pollution will result.	-	-	?	<p>Likelihood / certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary / permanent: permanent</p> <p>Assumptions made:</p> <p>Growth at this level will lead to a significant increase in the number of car journeys made in the plan area. Even with policies in the Local Plan to control pollution, growth will result in an increase in congestion, noise and light pollution.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	This option reduces the risk of negative effects on designated sites, in comparison with other options. 9.47% of the plan area is designated as either a European site, SSSI, LNR or LWS. (2). Of particular concern are the likely urban effects on European sites - effects identified in the HRA	+	+	+	<p>Likelihood / certainty: Unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary / permanent: permanent</p> <p>Assumptions made:</p> <p>Policies in the Local Plan will seek to provide protection for designated sites, but growth at higher levels than this will mean</p>

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SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
		Report ⁽³⁾ . These effects result from development within the zone of influence of European sites and result in adverse impacts on the integrity of such sites. This option is most likely to enable compliance with the Habitats Regulations.				identifying housing sites in the countryside, in the Green Belt and within the zone of influence of European sites. This option is best able to protect the integrity of European sites.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	This option provides most protection for biodiversity and natural networks. Whilst the option will require a take of greenfield sites, risking some loss of biodiversity, it will be possible to protect sites in the Green Belt and those contributing to ecological networks.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: This housing requirement provides a greater protection for biodiversity than all other options as fewer countryside sites will be required.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	This option will result in the smallest overall increase in carbon emissions from energy use associated with new development and associated car journeys.	-	-	-	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Even if individual properties are built to high environmental performance standards, the



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SA Objective	Option: 4: 360 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	The effect of this is uncertain as it will depend on the location of development and implementation of other policies. However high levels of growth are likely to put historic and cultural elements and their settings at risk. This option presents the lowest risk to overall townscape quality in comparison with other options.	?	?	?	total increase in dwellings and car journeys will increase energy use. Likelihood / certainty: uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The higher the housing target, the more development sites that are required, and the greater the risk that development will come forward on a site that impacts on the setting of an asset, or overall townscape quality is reduced by scale of new development.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape	This option risks negative effects on landscape character and natural assets, however significance is lower than under either of the other options as sites with highest landscape value, including within Green Belt or within the buffer of the National Park can be protected. The SHLAA has identified potential	-	-	-	Likelihood / certainty: possible Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: This scale of growth will require less development in the countryside, including in the Green Belt, offering a greater

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Option: 4: 360 new homes each year						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
10. Flood risk	<p>assets as well as other natural assets including water courses and ancient woodlands.</p> <p>New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.</p>	<p>sites within and on the edge of market towns and larger villages to accommodate growth, but much is within Green Belt or on sites unlikely to be deliverable within the plan period. The LIA⁽⁴⁾ has identified much of the surrounding countryside as having significant landscape value and identified limited scope to amend Green Belt boundaries. 31% of the Plan area is designated Green Belt.</p> <p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies. However this option will require less reliance than under other options on greenfield sites and those in flood zones 2 and 3, resulting in a lesser overall risk of flooding and a lower impact on water quality. This is the only option that provides certainty that the level of growth could be delivered in Buxton without adverse impact on the integrity of the Peak District Dales SAC through</p>	?	-	-	<p>level of protection for landscape character and natural assets than under all other options.</p> <p>Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: This requirement offers less risk of surface water flooding compared with the other options. Higher levels of growth in Buxton risk water quality objectives in the River Wye set under the Habitat Regulations.</p>



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SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	phosphate discharges into the River Wye from the Buxton STW. Housing growth at this level will present fewer opportunities to improve facilities for sustainable transport than under other options. However, there is greater opportunity to ensure new housing sites are delivered in close proximity to town and village centres.	+ / -	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: A lower level of housing growth will enable a lower level of investment in walking and cycling routes and improving road junctions where necessary. However investment in new infrastructure keeps pace with growth.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	This option will deliver less housing growth than under other options and thus less opportunity for improved health infrastructure, including new opportunities for walking and cycling. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: Investment in new infrastructure keeps pace with growth.

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SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
13. Access	Journey lengths to key services and facilities to be minimised.	This option will deliver less opportunity than under other options to help ensure improved accessibility to services and facilities. However it is recognised that in all sub-areas there are severe limitations to the highways network that require significant investment to rectify - constraints to growth that are unlikely to be overcome during the plan period. In particular the main road connections between High Peak and Greater Manchester and Sheffield along the A6, A57 and A628. This option minimises the risk of severe congestion and of significant negative impacts on this SA objective.	?	?	?	Likelihood / certainty: unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Investment in new infrastructure keeps pace with growth.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and implementation of other policies.	?	?	?	Likelihood / certainty: uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

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SA Objective	Option: 4: 360 new homes each year					Justification for assessment
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	The option will have a minor positive impact on this SA objective, but the impact will be less significant than under the other options. This option takes into account objectively assessed need, but is realistic about the full extent of the ability of the Borough to accommodate growth, given the evidence of constraints imposed by landscape and infrastructure.	+	+	++	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: This option will not meet the full objectively assessed housing need of the plan area.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	This option will deliver the least housing growth and thus the least opportunity to invest in provision of locally accessible opportunities for leisure and recreation.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Investment in new infrastructure keeps pace with growth.
Summary of significant effects:						
This option proposes the delivery of 360 new dwellings per year. It will have a direct, long-term, positive effect on the SA objective to provide homes for all; since it exceeds the past average rate of housing delivery (287 dpa) - the requirement would provide a significant boost for the supply of housing in the plan area and would help to address currently unmet affordable housing need. The option will have direct and significant long-term positive effects on economic development, as it is predicted to meet economic growth						



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SA Objective	Option: 4: 360 new homes each year					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment
	<p>forecasts evidenced in the Employment Land Review update. Similarly this option has potential for significant, indirect, minor positive effects on SA objectives relating to sustainable transport, health, and leisure and recreation. This option strikes the most sustainable balance between the provision of new homes and the protection of natural and heritage assets. The significant negative effects predicted under other options on SA objectives relating to congestion, biodiversity, protection of sites designated for nature conservation (including European sites) and landscape character and natural assets are avoided or reduced under this option. Loss of Green Belt, net loss of biodiversity and significant impacts on the landscape quality of the Borough and on the setting of the Peak District National Park can be avoided. Severe negative impacts on the highways network can also be reduced. This option is the most likely of the three to enable the Local Plan to realise its strategic objectives and thus is the most likely to contribute to the delivery of a sound Plan.</p>					

1. High Peak SHMA, NLP, March 2014
2. Derbyshire Wildlife Trust, personal communication, 03/02/14
3. Draft Habitats Regulations Assessment, ENVIRON, March 2014
4. High Peak Local Plan Landscape Impact Assessment, Wardell Armstrong, January 2014



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Appraisal of site options

8.4 The methodology for carrying out a sustainability appraisal of sites with potential for allocation was proposed in the document: High Peak Local Plan Options Consultation - Sustainability Appraisal Scoping Report Update September 2012^(xi). This document was subject to a six week period of public consultation in September and October 2012, alongside the options proposed for the High Peak Local Plan.

8.5 The table on the following page shows the final methodology used for site appraisal, incorporating the comments received during the options consultation. Full details of consultation responses on the SA Scoping Update can be found at:

- http://highpeak-consult.objective.co.uk/portal/high_peak/sa_scoping_update_2012

8.6 The sustainability appraisal of sites consists of a scoring or rating system to help enable comparison between sites. Scores incorporate a weighting, based on an assessment of each SA objective's importance, either high, medium or low. The judgement forming the basis of this weighting is guided by the Council's Corporate Priorities and legal obligations.

8.7 High Peak Borough Council's corporate priorities are:

- Supporting People.
- Creating jobs and Prosperity.
- Protecting the environment.

8.8 The Council is required under Flood Risk Regulations (2009) to help manage flood risk.

8.9 As a result, the four SA objectives considered to be of high importance, leading to a trebling of the assessment score are:

- SA1: Support economic development and new employment opportunities.
- SA9: Protect and enhance the character and appearance of the landscape and other natural assets, including water courses.
- SA10: Help to minimise the risk of flooding; meeting sequential allocation.
- SA15: Enable provision of affordable housing.

8.10 Those SA objectives that play a direct role in helping meet corporate priorities have been accorded the status of medium importance, justifying a doubling of the score.

8.11 In reaching judgement about scores, the following sources have been used as an evidence base:

- Preliminary Desktop Biodiversity Assessment Report of sites identified in the High Peak Strategic Housing Land Availability Assessment; Derbyshire Wildlife Trust; November 2009
- Habitat Regulations Assessment of the High Peak Local Plan, Interim Results; Environ; November 2012

xi www.highpeak.gov.uk/hp/council-services/the-high-peak-local-plan/sustainability-appraisal

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- Measurement of existing accessibility - High Peak Strategic Housing Land Availability Assessment sites; Derbyshire County Council; October 2009
- Strategic Flood Risk Assessment for Local Development Framework, Level 1, High Peak Borough Council; Halcrow Group Limited; August 2008
- Environment Agency flood maps, quarterly updates
- Derbyshire Dales and High Peak Joint Core Strategy Growth Options up to 2026; SA Report October 2009
- Response to Local Plan Policy consultation; Environment Agency; 25 October 2012
- Response to Local Plan Policy consultation; English Heritage; 16 October 2012
- Response to Local Plan Policy consultation; Natural England; 25 October 2012
- Response to Local Plan Policy consultation; Peak District National Park Authority; 9 October 2012
- Response to Local Plan Policy consultation; Derbyshire County Council; 23 and 26 October 2012

8.12 The full assessment table is provided on the next page. Tables for each potential site option with scores completed, follow.



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Table 11 Methodology for assessment of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	<p>Positive: The site provides employment. [2 points]</p> <p>Neutral: Employment is neither provided nor lost [1 point].</p> <p>Negative: There is a loss of land that currently contributes to employment. [0 points]</p>	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	<p>Positive: The site is within 15 minutes walk of a centre and will contribute to the vitality of the centre. [2 points]</p> <p>Neutral: The site is within a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]</p> <p>Negative: The site is over 15 minutes travel by bus or car from a settlement centre and is likely to detract from maintaining vibrant centres. [0 points]</p>	Medium: score is doubled.	
3	Encourage tourism development and help to promote the area as a tourist destination?	No assessment. This objective is not site related but dependent upon other policies.	N/a	N/a
4	Maintain air quality and help to minimise noise and light pollution?	<p>Positive: No positive impacts scored.</p> <p>Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]</p>	Low: score is not changed.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		<p>Negative: The site is remote from a settlement centre and/or in an area of existing high traffic congestion where development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]</p>		
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	<p>Positive: The site is over 400m away from an international, national or locally designated site, but its development will enable improvements to be made to the condition of a designated site. [2 points]</p> <p>Neutral: Development of the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site. [1 point]</p> <p>Negative: The site is designated, or is within 100m of a local wildlife site or within 400m of a nationally or internationally designated site where significant impacts could result. [0 points]</p>	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	<p>Positive: The site has neither nature conservation designations nor known features of high conservation value but is over 8ha in size, enabling development to deliver nature conservation enhancement. [2 points]</p> <p>Neutral: The site has neither nature conservation designations nor known features of high conservation value (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]</p>	Medium: score is doubled.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		<p>Negative: There are habitats within the site that may make a significant local contribution to biodiversity and/or there is potential for protected species or species of conservation importance to be present. [0 points]</p>		
7	Minimise energy use and help to develop the area's renewable energy resource?	No assessment. This will mainly be influenced by development design.	N/a	N/a
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	<p>Positive: The site is within settlement and will make a positive contribution to the existing community [2 points]</p> <p>Neutral: The site is adjacent to settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment [1 point]</p> <p>Negative: The site involves the loss of buildings, gardens, or known archaeological sites designated as having historic interest, or would have an adverse impact on their setting; and/or development risks an adverse impact on a conservation area or its setting, or on an area of high historic landscape value. [0 points]</p>	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	<p>Positive: The site is previously developed land [2 points]</p> <p>Neutral: The site is not previously developed, but it is within a settlement [1 point]</p>	High: score is trebled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	<p>Negative: The site is greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]</p> <p>Positive: The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]</p> <p>Neutral: The site is in flood zone 1 but there are incidents of surface water flooding on site, or within 100m of the site [1 point]</p> <p>Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]</p>	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	<p>Positive: The site is within 10 minutes walk of a town centre, and 5 minutes walk from a bus stop or a train station [2 points]</p> <p>Neutral: The site is within 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]</p> <p>Negative: The site is more than 15 minutes walk from any centre or bus stop [0 points]</p>	Medium: score is doubled.	
12	Help to improve health and reduce health inequalities?	No assessment. This objective is not site related but dependent upon other policies.	N/a	N/a



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SA Objective Number	Does the Site?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
13	Improve access to jobs, services and facilities?	<p>Positive: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 minute walk [2 points]</p> <p>Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [1 point]</p> <p>Negative: There are no services or facilities that can be reached on foot or by a bus journey of 20 minutes or less [0 points]</p>	Medium: score is doubled.	
14	Protect and improve safety and local environmental quality	No assessment. This will mainly be influenced by development design.	N/a	N/a
15	Enable provision of affordable housing	<p>Positive: The site has potential to deliver affordable homes [2 points]</p> <p>Neutral: No neutral impact scored.</p> <p>Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]</p>	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and 25 minutes walk from a cultural or leisure facility [2 points]	Low: score is not changed.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		<p>Neutral: The site is within 10 minutes walk of an area of publicly accessible open space and between 15 and 30 minutes by bus or car from other cultural, leisure and recreational activities [1 point]</p> <p>Negative: The site results in a loss of recreational facilities [0 points]</p>		
Overall comments and Total Score (out of 51)				



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Glossopdale

The following sites have been appraised previously and the results published in the Draft SA Report February 2013^(xii)

- G3, Roughfields, Hadfield
- G11, Land off Woodhead Road
- G12, Bute Street
- G17, Land off Cliffe Road, Glossop
- G18, Bank Street, Glossop
- G21, Land off Dinting Road

Waterside Employment land allocation

Table 12 Assessment of Waterside Employment Land allocation

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: The site currently contributes to employment.	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is within approximately 15 minute walk of a centre and will contribute to the vitality of the area.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is well related to existing employment and residential areas.	Low: score is not changed.	

xii <http://www.highpeak.gov.uk/sites/default/files/documents/default/files/documents/pages/Interim%20SA%20Report%20final.pdf>

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Employment use at the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site.	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value. There are opportunities to provide ecological enhancement to the River Etherow corridor through the site.	Medium: score is doubled.	
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Positive: The site is currently in use for employment purposes.	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Positive: A previously developed industrial site within the town of Hadfield.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Neutral: SFRA Level 2 of site is available. As the developable parts of the site (outside of the well defined River Etherow corridor) are all in flood zone 1, the Exception Test is not required. This site does not afford significant opportunity to mitigate downstream flood risks. However, future surface water discharges from any development on the site should be restricted	High: score is trebled.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		to present day run off values with allowances to climate change included in the developed scenario.		
11	Help to reduce the number of journeys made by car?	Neutral: The site is well related to Hadfield.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Designation of the site as a Primary Employment Zone will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	
Overall comments				
A flat site adjacent to the River Etherow and located on the eastern edge of Hadfield Industrial area. The site is surfaced and used for material storage. It is partially enclosed within palisade fencing. There is a high risk of contamination on the site due to historic landfill. A developer would be required to provide a landscaping screening to the frontage with Waterside, and an easement for the section of the Trans-Pennine Trail within the site. The site specific FRA should consider how the overland flow route will be managed safely through the site.				

Adderley Place

8.13 Although not consulted on as part of the additional consultation, Adderley Place was put forward as a housing site option, only after the options consultation in September - October 2012 and so its appraisal was not reported on in the draft SA Report of the Preferred Options Plan February 2013.

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Table 13 Assessment of Adderley Place, Glossop

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is within 15 minute bus or car journey of Glossop town centre and will have limited positive impact on the vitality of the town. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to the built up area; traffic congestion is high on the A57. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is adjacent to Gamesley Sidings Local Wildlife Site - a buffer zone between the two should be considered. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: Derbyshire Wildlife Trust suggest there is potential for protected species to be present and the site is considered part of the High Peak's ecological network. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Neutral: The site is adjacent to the built up area and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	<p>contains the likely route of a Roman Road - archaeological evaluation should be required. [1 point]</p> <p>Neutral: Semi-improved grassland site, well screened by existing properties and woodland, low visual prominence and impact on the setting of the National Park. Woodland surrounding the site should be retained in order to maintain low visual prominence. [1 point]</p>	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	<p>Positive: The site is almost entirely in flood zone 1, however the outer boundary of the flood zones associated with Glossop Brook slightly impinge on its northern boundary. Culverted watercourses and associated overland flows which would occur should these become blocked are a constraint to development - SFRA Level 2 recommends an 8m buffer either side of the culverts. [2 points]</p>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<p>Neutral: The site is on the edge of Glossop town centre, a bus stop is within 5 minutes walk. [1 point]</p>	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	<p>Positive: Services and facilities in Glossop can be accessed readily, a village shop is within 10 - 15 minutes walk. [2 points]</p>	Medium: score is doubled.	4

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
15	Enable provision of affordable housing	Positive: There is potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a short walk from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2
<p>Overall comments and Total Score (33 out of 51)</p> <p>Sloping, semi-enclosed, semi-improved grassland and woodland adjacent to existing residential properties and woodland. Derbyshire Wildlife Trust consider that there is potential for protected species to be present and consider the site to be part of the High Peak's ecological network - a buffer zone between the site and Gamesley Sidings Local Wildlife Site should be considered. The site contains the likely route of a Roman Road - archaeological evaluation should be required. The site specific FRA should address how development will accommodate the presence of deep culverts through the site and the management of any overland surface water flood routes which would occur should the culverts become blocked. Services and facilities in Glossop can be accessed readily, a bus stop is within 5 minutes walk and a village shop is within 10 - 15 minutes walk.</p> <p>Score: 33</p>				

8.14 The appraisal of employment sites that were proposed to be carried forward from the 2005 Local Plan were not reported on in the draft SA Report of the Preferred Options Plan February 2013. So although not included in the additional consultation on the Preferred Options Local Plan, for completeness of record of the SA, appraisal of the proposed employment land allocation at Wren Nest Road is included below.



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Land off Wren Nest Road

Table 14 Assessment of Employment Land allocation off Wren Nest Road

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: Vacant site that could make a positive contribution to the local economy by providing an opportunity to extend the adjacent industrial estate and other development to complement the nearby town centre.	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is in a good location, adjacent to an established industrial estate and close to the town centre. The site provides an opportunity to make a positive contribution to the local economy.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is well related to existing employment and residential areas.	Low: score is not changed.	
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Employment use at the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site.	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: This is an undeveloped, greenfield site, but it has neither nature conservation designations nor known features of high conservation value.	Medium: score is doubled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Positive: The site is within the built up area boundary and development will have neither a positive nor a negative impact on the existing quality of the built environment.	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Positive: Sloping, semi-enclosed, semi-improved and ruderal grassland adjacent to existing commercial and industrial properties. Generally screened by adjacent properties, vegetation and topography. Low visual prominence from the National Park.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Neutral: The site is in Flood Zone 1, however there has been recorded flooding associated with Glossop Brook within 100m of the site. There are also possible problems related to the presence of artesian water.	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	Neutral: Although the site is outside Glossop town centre, it is close to edge of centre retail units and public transport.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for employment use will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
<p>Overall comments</p> <p>Well located, vacant site that could make a positive contribution to the local economy by providing an opportunity to extend the adjacent industrial estate and other development to complement the nearby town centre. The site is generally screened by adjacent properties, vegetation and topography and it has low visual prominence from the National Park. The site is in Flood Zone 1, however there has been recorded flooding associated with Glossop Brook within 100m of the site. There are also possible problems related to the presence of artesian water.</p>				

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Central

The following sites have been appraised previously and the results published in the Draft SA Report February 2013^(xiii)

- C1, Hayfield Bus Depot
- C2, land at New Mills Road, Hayfield
- C8, land at Wharf Road, Whaley Bridge
- C9, south of Macclesfield Road, Whaley Bridge

C14

Table 15 Assessment of Option C14, Rear of Laneside Road, New Mills

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 20 minutes walk of New Mills centre, a bus stop is within 5 minutes walk, site will contribute to the vitality of New Mills. [2 points]	Medium: score is doubled.	4

xiii <http://www.highpeak.gov.uk/sites/default/files/documents/pages/Interim%20SA%20Report%20final.pdf>



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to the settlement boundary of New Mills and in an area without high levels of existing traffic congestion. The site falls within the area of radon potential and is also within the coal consultation zone. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is around 500m from Hollinhurst Head Local Wildlife Site, and over 600m from Butterbank Plantation Local Wildlife Site; development is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. However the site has a number of trees, many mature, singly and in groups, mainly located along the stream. There is a small wetland habitat. Development of the site risks disrupting the green corridor through New Mills. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is adjacent to the built up area boundary of New Mills and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site is adjacent to Laneside Farm which is a grade II listed building. [1 point]	Medium: score is doubled.	2

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield, its landscape character is settled valley pasture, and is currently used for grazing horses. A stream runs through the centre of the site from Laneside Farm to Low Leighton Road. The site is within an area of landscape sensitivity. [0 points]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of some facilities in New Mills and within five minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There is a corner shop on the junction of Laneside Road and Hayfield Road; the facilities of New Mills can be accessed by bus, some facilities can be accessed on foot. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: The site is within 10 minutes walk of an area of publicly accessible open space and between 15 and 30 minutes by bus or car from other cultural, leisure and recreational activities. Public footpaths HP19/139 and 169 run close to the southern and eastern boundaries of the site. There should be a requirement to incorporate links onto these routes as part of the design of any development. [1 point]	Low: score is not changed.	1



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (31 out of 51)				
<p>This is a greenfield site adjacent to the built up area, currently used for grazing horses. The land slopes down to the stream that runs through the site and includes a number of trees, many mature. The site is adjacent to Laneside Farm which is a grade II listed building. The facilities of New Mills can be accessed by bus, some facilities can be accessed on foot. The site scores negatively on landscape impact and potential disruption to the green corridor through New Mills.</p>				
Score: 31				

C15

Table 16 Assessment of Option C15, Land at Shire Croft, Reservoir Road, Whaley Bridge

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of Whaley Bridge centre and will contribute to the vitality of the town. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to the built up area boundary and in an area without high levels of existing traffic congestion. The site falls within the area of radon potential. [1 point]	Low: score is not changed.	1

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is 50m from the Local Nature Reserve at Brookfield (CPA) Pond, (the site is used for casual recreation including fishing) and 100m from Toddbrook Reservoir SSSI. Due to the small scale of any development (estimated 6 homes) no significant impact on the condition of either site is predicted, either from increased recreation pressure or from an increase in traffic. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. Some trees are present on site. DWT has identified an issue with toads. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Neutral: The site is adjacent to the built up area boundary of Whaley Bridge and its development will have neither a positive nor negative impact on the existing quality of the built environment. [1 point]	Medium: score is doubled.	2
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield, its landscape character is settled valley pasture. The site is within an area of landscape sensitivity. [0 points]	High: score is trebled.	0



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. However the southern tip of the site is close to flood zone 2. [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of facilities in Whaley Bridge. It is also close to the route of the Goyt Way / Midshires Way. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: Services and facilities in Whaley Bridge can be accessed readily. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: Although the site is small, there is potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a short walk from other cultural, leisure and recreational activities. The site lies within the buffer for the Goyt Way / Midshires Way and any development must not prejudice enjoyment of the the trail. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (32 out of 51)				
This is a small greenfield site, predominantly flat and adjacent to the built up area and close to services and facilities within Whaley Bridge. It is within the area of radon potential. The site is 50m from the Local Nature Reserve at Brookfield (CPA) Pond and 100m from Toddbrook Reservoir SSSI. Due to the small scale of any development (estimated 6 homes) no significant impact on the condition of either site is predicted, either from increased recreation pressure or from an increase in traffic. Because of the small size of the site, the Local Plan is proposing not to allocate, but to amend the built up area boundary to include the site.				

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 32				

C16

Table 17 Assessment of Option C16, Green Belt boundary amendment, Furness Vale

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Southern area of site only proposed for new homes. Employment is neither provided nor lost. [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of Furness Vale centre, and by helping to support existing facilities, will contribute to the vitality of Furness Vale. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to existing development at Furness Vale and has a long straight frontage to the A6 which can be very busy at peak times. The A6 is subject to a separate transport study. There is potential for contamination on site and it also lies partly within the area with potential for radon. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and	Neutral: The site is around 800m from Goytside Meadows Local Nature Reserve; since the site is immediately adjacent to the Peak Forest Canal Greenway, Footpath HP23/2 and the claimed public	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	other designated wildlife sites?	<p>footpath along Calico Lane between Station Road and the canal towpath, there are alternative opportunities for recreation and any development is unlikely to result in an increase in visitors to the LNR by car. Thus development is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site. [1 point]</p>		
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	<p>Neutral: Part of the site is a Major Developed Site in the Green Belt, part is greenfield constituting grassland with some trees (also within Green Belt). However the site has neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. [1 point]</p>	Medium: score is doubled.	2
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	<p>Neutral: The site is adjacent to the built up area boundary of Furness Vale and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site is adjacent to existing commercial uses, railway line and marina. [1 point]</p>	Medium: score is doubled.	2
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	<p>Neutral: That part of the site proposed for housing allocation is greenfield and currently within Green Belt, however the LIA found that it did not meet Green Belt purposes. Its landscape character is settled valley pasture. Since the site is enclosed on</p>	High: score is trebled.	3

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		all sides by road, canal or existing properties, development is not considered to risk an adverse impact on landscape character. [1 point]		
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1; however the SFRA Level 1 has shown a recorded incident of flooding from an unknown source within 100m of the site [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of facilities in Furness Vale (pub, shop and post office) and within ten minutes walk of a bus stop on the A6 and to the railway station at Furness Vale. The site is also close to the canal towpath providing an off road route to New Mills and Whaley Bridge. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: The facilities of Furness Vale can be accessed on foot. Further facilities can be accessed by rail and bus. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: The site is within 10 minutes walk of an area of publicly accessible open space and between 15 and 30 minutes by bus or car from other cultural, leisure and recreational activities. It is immediately adjacent to the Peak Forest Canal Greenway, Footpath HP23/2 and the claimed public footpath along Calico Lane between Station Road and the canal towpath. [1 point]	Low: score is not changed.	1



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (33 out of 51)				
<p>Sloping, semi-enclosed site comprising ruderal grassland and commercial properties, enclosed by residential properties, the A6 and the railway. The northern part of the site is a Major Developed Site in the Green Belt, the proposal is to remove the whole site from the Green Belt and allocate the part to the south of the commercial use for housing. The site is around 800m from Goytside Meadows Local Nature Reserve; since the site is immediately adjacent to the Peak Forest Canal Greenway, Footpath HP23/2 and the claimed public footpath along Calico Lane between Station Road and the canal towpath, there are alternative opportunities for recreation and any development is unlikely to result in an adverse impact on the Reserve. The site is within walking distance of facilities in Furness Vale (pub, shop and post office) and within ten minutes walk of a bus stop on the A6 and to the railway station at Furness Vale. The SFRA Level 1 has shown a recorded incident of flooding from an unknown source within 100m of the site.</p>				
Score: 33				

C17 and C18

Table 18 Assessment of Options C17 and 18, Pingot Road access and field joining C5 and C6, New Mills

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The sites are within 15 minutes walk of New Mills centre, and will contribute to the vitality of New Mills. [2 points]	Medium: score is doubled.	4

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The sites are adjacent to the settlement of New Mills, (C18 although not immediately adjacent to the built up area boundary provides a link between C5 and C6) and the sites are in an area without high levels of existing traffic congestion. The sites fall within the area of radon potential and also within the coal consultation zone. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Development of the sites are likely to make neither a positive nor a negative impact on the condition of an international, national or locally designated wildlife site. Whilst the sites lie in close proximity to the Dark Peak / South Pennine Moor SAC and SPA, the HRA finds that development is not anticipated to risk an adverse impact on the European sites. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The sites have neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. The sites have a small number of trees. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The sites are adjacent to the built up area boundary of New Mills and development will have neither a positive nor negative impact on the existing quality of the built environment. The sites are close to Ollersett Hall Farm (HER 10704) which is a Grade II listed building. [1 point]	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The sites are greenfield, and the landscape character is settled valley pasture. The sites were identified in the LIA as having low visual impact and a low impact is anticipated on the setting of the National Park - provided that any development does not extend above the 200m contour level. [0 points]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The sites are in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of some facilities in New Mills and within five minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Positive: Several services and facilities can be accessed within 20 minutes by bus and within a ten minute walk. [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and 25 minutes walk from a cultural or leisure facility. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (36 out of 51)				

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
C18	is sloping open grassland with low visual impact and low impact on the setting of the National Park - development gives the potential to strengthen the settlement edge in conjunction with development of sites C5 and C6. C17 is land required to deliver access to C5. The sites are within walking distance of some facilities in New Mills and within five minutes walk of a bus stop. The sites are close to Ollersett Hall Farm (HER 10704) which is a Grade II listed building. The sites fall within the area of radon potential and also within the coal consultation zone.			
Score: 36				

Land at New Mills Newtown

Table 19 Assessment of Land at New Mills Newtown

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Negative: There is a loss of land that currently contributes to employment. [0 points].	High: score is trebled	0
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of New Mills centre, and will contribute to the vitality of New Mills. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within the built up area of New Mills, and in a location without high levels of existing traffic congestion, although the A6 is congested at peak times, particularly at the junction with Albion Road. The site fall within the area of radon potential, contamination is also possible. [1 point]	Low: score is not changed.	1



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is within 200m of Goytside Meadows LNR; although development might lead to a small increase in visitors to the site, access to the site is most likely to be on foot, thus minimising potential risks from air pollution. Increased recreation pressure is unlikely to have a significant impact on the condition of the grassland, particularly if users remain on existing footpaths. Development is thus likely to make neither a positive nor a negative impact on the condition of an international, national or locally designated wildlife site. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is within the built up area boundary of New Mills and development will have neither a positive nor negative impact on the existing quality of the built environment. [1 point]	Medium: score is doubled.	2
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: The site is within the built up area. [1 point]	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1; however the SFRA Level 1 has identified an incident of flooding of unknown source within 100m of the site [2 points]	High: score is trebled.	6

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
11	Help to reduce the number of journeys made by car?	Positive: The site is within 10 minutes walk of some facilities in New Mills and within five minutes walk of a bus stop and train station. [2 points]	Medium: score is doubled.	4
13	Improve access to jobs, services and facilities?	Positive: Several services and facilities can be accessed within 20 minutes by bus and within a ten minute walk. [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and 25 minutes walk from a cultural or leisure facility. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (36 out of 51)				
The site is within the built up area of New Mills and services and facilities are available within walking distance; the site is also well served by public transport, with immediate access to the railway station and bus stop. However development would result in a loss of land that currently contributes to employment.				
Score: 36				



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Birch Vale Primary Employment Zone

Table 20 Assessment of Birch Vale Primary Employment Zone

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Negative: There is a loss of land that currently contributes to employment. [0 points].	High: score is trebled	0
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is within 15 minutes bus or car journey of New Mills or Hayfield, and will have limited positive impact on the vitality of the centres. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within the built up area and in a location without high levels of existing traffic congestion. The site falls within the area of radon potential, and partly within the coal consultation zone; contamination is also possible. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is 700m from Bluebell Woods LNR. Although development might lead to a small increase in visitors to the site, access to the site is most likely to be on foot, along the Sett Valley Trail, thus minimising potential risks from air pollution. Increased recreation pressure is unlikely to have a significant impact on the condition of the site. Development is thus likely to make neither a positive nor a negative impact on the condition of an international, national or locally designated wildlife site. [1 point]	Medium: score is doubled.	2

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site includes some trees, including with Preservation Orders, and is immediately adjacent to a large mill pond with associated wet woodland, however the site has neither nature conservation designations nor known features of high conservation value and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Positive: The site is within the built up area boundary and development will make a positive impact on the existing quality of the built environment. [2 points]	Medium: score is doubled.	4
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Positive: The site is previously developed land within the built up area. [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The primary flood risk to the site is on account of the River Sett, which is designated as a main river and which flows along the northern boundary of the PEZ. The SFRA Level 2 has concluded that much of the existing PEZ is in flood zone 2, with a strip of flood zone 3 of varying width alongside the River Sett. Upstream of the site is a large Mill Pond that continues to impound water. Immediately downstream of the Mill Pond is an area of wet woodland that appears to operate as flood plain and is not suitable for development. [0 points]	High: score is trebled.	0



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
11	Help to reduce the number of journeys made by car?	Negative: The site is more than 15 minutes walk away from facilities and access to public transport is limited. [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and 25 minutes walk from a cultural or leisure facility. [2 points]	Low: score is not changed.	2
<p>Overall comments and Total Score (27 out of 51)</p> <p>The site is within the built up area and currently designated as a Primary Employment Zone - the site is partially vacant and some buildings are in poor condition. Widespread, low level contamination is anticipated. The site is in a relatively remote location, without good access to existing services and facilities. It is 700m from Bluebell Woods LNR, and although development might lead to a small increase in visitors, access to the reserve is most likely to be on foot, minimising potential risks from air pollution. The primary flood risk to the site is on account of the River Sett, which flows along its northern boundary. The SFRA Level 2 has concluded that much of the existing site is in flood zone 2, with a strip of flood zone 3 of varying width alongside the River Sett. Upstream of the site is a large Mill Pond that continues to impound water. Immediately downstream of the Mill Pond is an area of wet woodland that appears to operate as flood plain and is not suitable for development.</p> <p>Score: 27</p>				

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Land opposite Tesco, Whaley Bridge

Table 21 Assessment of land opposite Tesco, Whaley Bridge

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of Whaley Bridge centre and will contribute to the vitality of the town. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to the built up area boundary and in an area without high levels of existing traffic congestion. The site falls within the area of radon potential. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Development of the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: A woodland site, it has neither nature conservation designations nor known features of high conservation value. Green Belt boundary amendment would be required. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is adjacent to the built up area boundary of Whaley Bridge and its development will have neither a positive nor negative impact on the existing quality of the built environment. [1 point]	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield and wooded, its landscape character is settled valley pasture. Some visibility from the National Park. The site is within the Green Belt. [0 points]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of facilities in Whaley Bridge. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Positive: Services and facilities in Whaley Bridge can be accessed readily. [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: Although the site is small, there is potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a short walk from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (32 out of 51)				
Sloping woodland site within Green Belt and adjacent to existing residential properties on the edge of the settlement. Development potential is limited due to the mature trees and land levels. The site is within walking distance of facilities in Whaley Bridge.				
Score: 32				

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Land between Old Road and Buxton Road, Whaley Bridge

Table 22 Assessment of land between Old Road and Buxton Road, Whaley Bridge

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of Whaley Bridge centre and will contribute to the vitality of the town. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within the built up area boundary and in an area without high levels of existing traffic congestion. The site falls within the area of radon potential. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Development of the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is within the built up area boundary and its development will have neither a positive nor negative impact on the existing quality of the built environment. [1 point]	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: The site is within the built up area. Although visible from the National Park, impact on the setting of the Park would be low, due to surrounding development. [1 point]	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within walking distance of facilities in Whaley Bridge, including public transport. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Positive: Services and facilities in Whaley Bridge can be accessed readily. [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: Although the site is small, there is potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a short walk from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (37 out of 51)				
The site is steeply sloping, enclosed, semi-improved grassland within an already urban area. Although visible from the National Park, any impact on the setting of the Park would be low due to surrounding residential development. The site is within walking distance of services and facilities in Whaley Bridge.				
Score: 37				

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Britannia Mill, Buxworth

8.15 Although not consulted on as part of the additional consultation, Britannia Mill was put forward as a housing site option, only after the options consultation in September - October 2012 and so its appraisal was not reported on in the draft SA Report of the Preferred Options Plan February 2013.

Table 23 Assessment of Britannia Mill, Buxworth

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Negative: Part of site is a major developed site in the Green Belt. There would be a loss of land that currently contributes to employment. [0 points].	High: score is trebled	0
2	Contribute to support for vibrant market town and large settlement centres?	Negative: The site is over 15 minutes travel from a settlement centre. [0 points]	Medium: score is doubled.	0
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is remote from a settlement centre and development is likely to make a disproportionate contribution to air, noise and light pollution. The site falls within the area of radon potential and is within the coal consultation zone. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is within 100m of Buxworth Railway Cutting Local Wildlife Site and 200m from Goyt Mill Wood LWS. However development of the site is unlikely to make either a positive or a negative impact on the condition of either these or an international, national, or other locally designated wildlife site [1 point]	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	<p>Neutral: The site has neither nature conservation designations nor known features of high conservation value. There are 2 Tree Preservation orders on site. A full ecological assessment should be required. [1 point]</p>	Medium: score is doubled.	2
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	<p>The site is partly within the Buxworth Conservation Area and contains historic built heritage and industrial archaeology - an archaeological evaluation should be required. The former Britannia Mill complex is a non-designated heritage asset - buildings should be retained and re-used where possible. There are possible impacts on designated heritage assets including the Canal Basin, Tramway and Quarry and Lime Kilns.</p> <p>Negative: [0 points]</p>	Medium: score is doubled.	0
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	<p>Negative: The site is in the Green Belt and contains woodland that contributes to the character of the adjacent settlement of Buxworth. Brownfield area of site only partially fulfils Green Belt purposes. [0 points]</p>	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	<p>Neutral: The site is almost entirely in flood zone 1, however Black Brook forms part of the southern boundary of the site and there is a very small strip of associated flood zone 3. EA surface water flood maps indicate one overland surface water flood route discharging from New Road into the</p>	High: score is trebled.	3

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		site. The former mills in the site with associated mill ponds and goyts may introduce localised flood risk within the site. [1 point]		
11	Help to reduce the number of journeys made by car?	Negative: The site is more than 15 minutes walk from any centre, a bus service is available from Buxworth. [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Neutral: There are facilities that can be accessed within 20 minutes by bus. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: There is potential to deliver affordable homes. [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a short walk from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2
Overall comments and Total Score (17 out of 51)				
Predominantly flat, enclosed Green Belt site comprising derelict mill buildings, brownfield land, container storage and woodland, adjacent to the canal. The site is within the Buxworth Conservation Area and contains historic built heritage and industrial archaeology, the former Britannia Mill complex is a non-designated heritage asset and there are possible impacts on designated heritage assets including the Canal Basin, Tramway and Quarry and Lime Kilns. Whilst the site is almost entirely within flood zone 1, a site specific FRA will need to take account of the potential overland flooding issues and the potential for former mill ponds and goyts to cause localised flooding problems. The site is relatively remote, although there are bus services available at Buxworth.				
Score: 17				



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Buxton

8.16 The following sites have been appraised previously and the results published in the Draft SA Report February 2013^(xiv)

- B2 Land at Batham Gate
- B5 Ambulance Station
- B11 Sherbrook Lodge
- B22 Foxlow Farm

Tongue Lane Employment Land

Table 24 Assessment of Tongue Lane Employment Land allocation

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: The site would contribute to employment.	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within approximately 15 minute walk of Fairfield centre and will contribute to the vitality of the area.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is well related to existing employment and residential areas. The HRA has raised possible direct effects of operation of employment use on air quality - a project level HRA will be required to address potential effects on the Peak District Dales SAC.	Low: score is not changed.	

xiv <http://www.highpeak.gov.uk/sites/default/files/documents/pages/Interim%20SA%20Report%20final.pdf>

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 100m of the Peak district Dales SAC at Wye Valley SSSI. The HRA of the Local Plan found that there was insufficient information to enable a detailed assessment of the site at this stage, so project level HRA is recommended. The site is adjacent to Cunningdale North Local Wildlife Site.	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site has neither nature conservation designations nor known features of high conservation value.	Medium: score is doubled.	
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is currently in agricultural use, farm buildings occupy land to the south.	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: Landscape character of the area is plateau pastures. The site is partially screened by topography to the east with low visual prominence and impact on the setting of the National Park. Existing vegetation on the boundary should be retained and enhanced in order to further reduce visual prominence.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.	High: score is trebled.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
11	Help to reduce the number of journeys made by car?	Neutral: The site is on the edge of Buxton, a main market town and is well related to existing residential and employment areas. The Fairfield Link Road is required to deliver new access.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for employment land will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	
Overall comments				
<p>The site is well related to existing employment and residential areas. The site is partially screened by topography to the east with low visual prominence and impact on the setting of the National Park. The HRA has raised possible direct effects of operation of employment use on air quality - a project level HRA will be required to address potential effects on the Peak District Dales SAC. The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.</p>				

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Hoffman Quarry

Table 25 Assessment of Hoffman Quarry

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: The site would contribute to employment. Negative: The site is remote from Buxton centre.	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	Negative: The site is remote from the strategic road network and from Buxton. Access is poor, a new road would be required through challenging topography to link the site to the adjacent industrial estate.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to Ferney Bottom Meadows Local Wildlife Site.	Low: score is not changed.	
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site has high ecological value and is being considered for designation as a Local Wildlife Site.	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: Brownfield site - former quarry and minerals waste processing. Archaeological evaluation would be required.	Medium: score is doubled.	
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?			



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: Undulating semi-enclosed, previously developed land / grassland adjacent to existing industrial estate and quarry. Well screened on east and south by topography. Medium visual prominence when seen from the west and visible from the National Park. Landscape character is Limestone Moorland.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	Negative: The site is remote from the strategic road network and from Buxton - services and highway infrastructure would be required.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for employment land will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	
Overall comments				

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		Undulating semi-enclosed, previously developed land / grassland adjacent to existing industrial estate and quarry. The site is remote from the strategic road network and from Buxton - a new road would be required through challenging topography to link the site to the adjacent industrial estate. The site has high ecological value and is being considered for designation as a Local Wildlife Site. Archaeological evaluation would be required. The site is in flood zone 1 and there are no recorded incidents of surface water flooding on site, or within 100m of the site.		

Station Road and Spring Gardens Regeneration Area

Table 26 Assessment of Station Road and Spring Gardens Regeneration Area

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: The site could contribute to a mix of uses including retail, office and tourist accommodation.	High: score is trebled	
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is key to Buxton town centre. It was identified as an area for reinvention and reinvigoration in the Design and Place Making SPD.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is already developed. Proposals include supporting greater use of public transport and cycling.	Low: score is not changed.	
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is within 200m of Railway Land Hogshaw (Former Sidings) Local Wildlife Site - no impact on the Wildlife Site is anticipated.	Medium: score is doubled.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The site is previously developed land. There are opportunities to increase the ecological and amenity value of the River Wye.	Medium: score is doubled.	
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Neutral: The site is within the settings of of the adjacent Buxton Conservation Area and a number of important listed buildings. Proposals would need to be of a high quality design. Archaeological evaluation would be required.	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Positive: This is a town centre site within the built up area. Because of its prominence within the town centre, high quality landscaping standards should be required.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: Parts of the site are in flood zones 1, 2 or 3. Detailed analysis is provided in SFRA Level 2. Land to the north of Station Road is in Flood Zone 1 and therefore from a flood risk perspective is suitable for mixed use including residential. Land to the south is in Flood Zones 2 and 3, however as the site is already developed and the intention is to retain retail and commercial uses - categorised as less vulnerable - the Exception Test is not an issue.	High: score is trebled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
11	Help to reduce the number of journeys made by car?	Positive: The site is in Buxton town centre and proposals include supporting greater use of public transport and cycling. There are opportunities to provide improved pedestrian and cycle access between the site and the rest of the town.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for a mix of uses will help to secure access to local jobs, services and facilities.	Medium: score is doubled.	
15	Enable provision of affordable housing	Positive: Some affordable housing may be delivered.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The allocation will provide opportunities for leisure, cultural and community development.	Low: score is not changed.	
Overall comments				
<p>The site is key to Buxton town centre. It was identified as an area for reinvention and reinvigoration in the Buxton Design and Place Making SPD and Station Road Design Framework SPD. The site is within the settings of the adjacent Buxton Conservation Area and a number of important listed buildings - proposals would need to be of a high quality design; archaeological evaluation would be required. Because of the site's prominence within the town centre, high quality landscaping standards should be required. There are opportunities to increase the ecological and amenity value of the River Wye and to provide improved pedestrian and cycle access between the site and the rest of the town. Land to the north of Station Road is in Flood Zone 1 and therefore from a flood risk perspective is suitable for mixed use including residential. Land to the south is in Flood Zones 2 and 3; however as the site is already developed and the intention is to retain retail and commercial uses - categorised as less vulnerable - the Exception Test is not an issue.</p>				



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8.17 The site of the former car showroom at Leek Road / Macclesfield Road and the frontage to the Cavendish Golf Club, Manchester Road were put forward as a housing site options, only after the options consultation in September - October 2012 and so their appraisals were not reported on in the draft SA Report of the Preferred Options Plan February 2013. Their appraisals are recorded below.

Former Car showroom, Leek Road / Macclesfield Road

Table 27 Assessment of land at Leek Road / Macclesfield Road

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Small site of demolished car showroom. Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is within a 15 minutes bus or car journey of Buxton centre and will have a limited positive impact on the vitality of the town. A bus stop is within a 5 minute walk. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within the built up area boundary, on a major junction on the edge of Buxton. The junction is busy during peak times. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is 800m from the Peak District Moors SPA. However since it is a steep climb onto the moor from this access point and Buxton Country Park is only 200m distant, the HRA concluded that urban effects were not	Medium: score is doubled.	2

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		considered significant from this site. The Park includes Pooles Cavern and Grinlow Wood SSSI. [1 point]		
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: Small site of demolished car showroom enclosed by roads and residential properties. [1 point]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Positive: The site is within the built up area boundary and its development has the potential to make a positive contribution to the existing community, by improving the gateway into Buxton. [2 points]	Medium: score is doubled.	4
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Positive: The site is previously developed land within the built up area. It has low visual prominence and no impact on the setting of the National Park. The site is 200m from Grin Low Lime Kilns - a nationally important relic, post medieval lime burning landscape of earthen kilns and associated quarries. No impact on this historic landscape is anticipated. [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is remote from Buxton town centre, but a bus stop is within 5 minute's walk. [1 point]	Medium: score is doubled.	2



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
13	Improve access to jobs, services and facilities?	Neutral: Corner shops can be accessed within 10-15 minute walk. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: Although the site is small, there is potential to deliver affordable homes [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a bus ride from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2
<p>Overall comments and Total Score (40 out of 51)</p> <p>Former car showroom/garage within the built up area and located in a prominent site considered a gateway location to Buxton. The site is on a busy intersection where the roads out of Buxton converge. The site is 800m from the Peak District Moors SPA, however since it is a steep climb onto the moor from this access point and Buxton Country Park is only 200m distant, urban effects on the SPA are not considered significant. The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. The site is remote from Buxton town centre, but a bus stop is within 5 minute's walk and corner shops can be accessed within a 10 - 15 minute walk.</p> <p>Score: 40</p>				

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Frontage to Cavendish Golf Club, Manchester Road

Table 28 Assessment of frontage to Cavendish Golf Club Manchester Road

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Neutral: Site is frontage of the Cavendish Golf Club along Manchester Road. Employment is neither provided nor lost [1 point].	High: score is trebled	3
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is within a 15 minutes bus or car journey of Buxton centre and will have a limited positive impact on the vitality of the town. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is adjacent to the built up area boundary and in an area without high levels of existing traffic congestion. The site is within the class 2 Radon area. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: Development of the site is likely to make neither a positive nor a negative impact on the condition of a designated site. [1 point]	Medium: score is doubled.	2
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site includes an established woodland area. [0 points]	Medium: score is doubled.	0



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SA Objective Number	Does the Site?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Negative: The site is not well related to the existing built development and development will have a negative impact on the settlement edge. [0 points]	Medium: score is doubled.	0
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is partly moorland fringe and partly settled valley pasture. It is open woodland and ruderal grassland with high visual prominence when seen from the National Park. [0 points]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is remote from Buxton town centre, however there are bus stops within ten minutes walk. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: The services and facilities of Buxton town centre can be accessed by bus. [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Positive: Although the site is small, there is potential to deliver affordable homes. [2 points]	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Positive: The site is within 5 minutes walk of an area of publicly accessible open space and a bus ride from other cultural, leisure and recreational activities. [2 points]	Low: score is not changed.	2

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (28 out of 51)				
<p>Open woodland and ruderal grassland sloping up to the adjacent road and extending out from the settlement edge. High visual prominence when seen from the National Park. Development of the site would result in significant landscape impacts and detailed and extensive landscape master-planning would be required to address the issues of visibility, loss of vegetation and the effect on the settlement boundary. The site is in flood zone 1 and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site. The services and facilities of Buxton town centre can be accessed by bus.</p> <p>Score: 28</p>				

8.18 The appraisal of allocated employment sites, where those allocations were proposed to be carried forward from the 2005 Local Plan, were not reported on in the draft SA Report of the Preferred Options Plan February 2013. So although not included in the additional consultation on the Preferred Options Local Plan, for completeness of record of the SA, appraisal of the proposed employment land allocation extensions at Staden Lane and Watersallows are included below.

Staden Lane extension

Table 29 Assessment of Employment Land allocation Staden Lane extension

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: Vacant site of largely undeveloped land (greenfield) to rear of established industrial estate with low vacancy rates and good quality units. Allocation represents an opportunity to extend this popular industrial estate.	High: score is trebled	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is adjacent to an established industrial estate and well related to Harpur Hill in particular, it is on the edge of the main market town of Buxton. The site provides an opportunity to make a positive contribution to the local economy. Neutral: The site is within the built up area boundary (except for the proposed small extension for access) and well related to existing employment and residential areas.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Positive: The site is 500m from the Buxton Youth Hostel Grassland Local Wildlife Site that forms part of the proposed green wedge between Buxton and Harpur Hill. Employment use at the site is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site. Neutral: This is an undeveloped, greenfield site of semi-improved grassland, but it has neither nature conservation designations nor known features of high conservation value.	Low: score is not changed.	
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Positive: The site is at the rear of an established industrial estate on the edge of Buxton, within the built up area boundary (except for the small extension to join Staden Lane). Development will have neither a positive nor a negative impact on the existing quality of the built environment. The area is one of high archaeological sensitivity with heritage	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?		Medium: score is doubled.	
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?		Medium: score is doubled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	<p>assets including at Round Barrow, Staden Low and potential archaeological assets from the site of a Romano-British settlement to the immediate north west of the site and earthworks west of Slade Hill Farm to the site's immediate east.</p> <p>Positive: Gently sloping, semi-enclosed, semi-improved grassland. Medium visual prominence when seen from the surrounding area including the National Park. However this would be seen against the context of adjacent industrial development with only a limited impact on the setting of the National Park. Landscape character is plateau pasture. A suitable landscape framework should be provided.</p>	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	<p>Positive: The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.</p>	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	<p>Neutral: Although the site is on the edge of Buxton town centre, it is well related to residential development at Harpur Hill and the industrial estate has good access onto the A515. There are opportunities to connect to the Midshires Way which runs to the north of the site and to a footpath that runs through it.</p>	Medium: score is doubled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for employment use will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	
Overall comments				
Vacant site of largely undeveloped land (greenfield) to rear of established industrial estate with low vacancy rates and good quality units. Allocation represents an opportunity to extend this popular industrial estate. The area is one of high archaeological sensitivity with heritage assets including at Round Barrow, Staden Low and potential archaeological assets from the site of a Romano-British settlement to the immediate north west of the site and earthworks west of Slade Hill Farm to the site's immediate east. Development would have only a limited impact on the setting of the National Park. The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.				

Waterswallows extension**Table 30 Assessment of Employment Land allocation of Waterswallows extension**

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?	Positive: Site of existing Nestle Waters bottling and distribution operation proposed as extension to existing Primary Employment Zone	High: score is trebled	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		with allocation of additional land to north and east as employment land to enable potential future expansion of the business. This will support the company in continuing to make a positive contribution to the local economy.		
2	Contribute to support for vibrant market town and large settlement centres?	Neutral: The site is close to the A6 and established industry, but it is relatively remote from Buxton town centre.	Medium: score is doubled.	
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is well related to existing employment but is relatively isolated in the countryside.	Low: score is not changed.	
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Neutral: The site is within 300m of Waterswallows Quarry SSSI; the special interest of the SSSI is a quarry face approximately 260 metres long. Employment use at Waterswallows is likely to make neither a positive nor a negative impact on the condition of an international, national, or locally designated wildlife site.	Medium: score is doubled.	
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Neutral: The proposed employment land allocation is an undeveloped, greenfield site, but it has neither nature conservation designations nor known features of high conservation value.	Medium: score is doubled.	



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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: The site is in countryside and relatively remote from Buxton town centre. Development of the proposed extension will have neither a positive nor a negative impact on the existing quality of the built environment.	Medium: score is doubled.	
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is in countryside, with landscape character of plateau pasture. The landscape impact of any development will need to be addressed. Recent planting should be retained and opportunities to strengthen it should be explored. An appropriate landscape framework will need to be created.	High: score is trebled.	
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Positive: The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	Negative: There is good highways access to the nearby A6. However there are limited opportunities for access to the site by foot, cycling or public transport. The footpath that crosses the site to the south should be safeguarded and improved as appropriate.	Medium: score is doubled.	
13	Improve access to jobs, services and facilities?	Positive: Allocation of the site for employment use will help to secure access to local jobs.	Medium: score is doubled.	
15	Enable provision of affordable housing	Neutral: This objective will be delivered by other policies in the Plan.	High: score is trebled.	

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SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Neutral: This objective will be delivered by other policies in the Plan.	Low: score is not changed.	
<p>Overall comments</p> <p>Site of existing Nestle Waters bottling and distribution operation proposed as extension to existing Primary Employment Zone with allocation of additional land to north and east as employment land to enable potential future expansion of the business. This will support the company in continuing to make a positive contribution to the local economy. The site is in countryside and relatively remote from Buxton town centre. There is good highways access to the nearby A6, however there are limited opportunities for access to the site by foot, cycling or public transport. The landscape impact of any development will need to be addressed and an appropriate landscape framework created. Recent planting should be retained and opportunities to strengthen it should be explored. The site is in Flood Zone 1, and the SFRA Level 1 has shown no recorded incidents of surface water flooding on site, or within 100m of the site.</p>				



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Appraisal of policy changes

Table 31 Assessment Table for Preferred Option Policy: EQ9

SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Possible negative impacts on the supply of suitable employment land. The policy will not support polluting activities or schemes that cause unacceptable noise, light or amenity impacts. Some employers may choose to locate outside of the area.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Largely neutral impact. Has the potential to impact on viability of town centre development	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
						<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
4. Pollution	<p>Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.</p>	<p>Very positive impact. The policy aims to protect people and the environment from pollutants. Schemes will be appraised by the degree they will cause unacceptable pollution.</p>	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national, local wildlife sites	<p>Need to protect designated sites, optimise their condition and improve their connectivity.</p>	<p>Positive impact on the condition of designated sites through prevention of their pollution and the pollution of water courses.</p>	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Positive impact, reduction in harmful pollutant that could impact on biodiversity.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Very positive impact. Reduction in pollution will mitigate climate change and reduce carbon emissions.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Positive impact. Safeguarding against pollution will have positive impact on natural assets and landscape character. Safeguarding against developments that cause a unacceptable impact on water courses.	+	+	+	Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Policy aspirations are achieved.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Policy aspirations are achieved.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable	Largely neutral impact. However through policies to	0/+	0/+	0/+	Likelihood/certainty: likely



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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	travel modes and good road network. Improve healthy travel networks.	reduce pollution, a proportion of this will include promoting sustainable transport choices.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations to reduce pollution will include more sustainable travel.</p>
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Very positive impact. Reduction in noise, nuisance and light pollution will improve general health in the immediate vicinity of development. Unacceptable amenity impacts will be reduced.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Neutral impact.	0	0	0	Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Could become more difficult to find appropriate brownfield sites for housing development.	-	-	--	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area



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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment Include cumulative effects and recommendations for mitigation or improvements	Temporary/permanent: permanent	Assumptions made:
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT			
	opportunities for community food growing.							
<p>Summary of significant effects of policy:</p> <p>Policy makes an overall positive effect on the Local Plan's pollution control priorities, however could possibly have a negative effect on employers coming into the area and the capacity for development to deliver affordable homes.</p>								

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EQ10

Table 32 Assessment Table for Preferred Option Policy: EQ10

SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Possible negative impacts on the supply of suitable employment land. A number of industrial legacy sites are in flood risk zones 2 and 3. Some employers may choose to locate outside of the area.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Largely neutral impact. Has the potential to impact on viability of town centre development if contributing to flood risk.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan Temporary/permanent: permanent Assumptions made:



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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Neutral	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Positive impact on the condition of designated sites through protection of water courses.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Positive impact, SuDs can make a positive contribution towards biodiversity.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Very positive impact. Appreciation of flood risk will mitigate climate change and reduce carbon emissions.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Positive impact. Safeguarding against developments that cause a unacceptable impact on water courses.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations are achieved.</p>
10. Flood risk	New development to be located in flood zone 1. Water efficiency	Very positive impact. The aim of this policy is to safeguard	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

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SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk					Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
	measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	developments against flood risk.				Temporary/permanent: permanent Assumptions made: Policy aspirations are achieved.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Largely neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Policy aspirations to reduce pollution will include more sustainable travel.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and	Positive impact. SuDS will be expected to contribute towards opportunities for recreation.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
	ensure adequate health infrastructure.					Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
15. Homes for all	Need to increase the number of affordable homes, especially in	Flood risk mitigation could make	-	-	--	Likelihood/certainty: likely

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Preferred Option Policy: EQ9 Pollution and Flood Risk						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulative effects and recommendations for mitigation or improvements
	Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	development costlier. Could become more difficult to find appropriate sites for housing development.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	Positive impact from use of SuDS.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
Summary of significant effects of policy:						
Policy makes an overall positive effect on flood risk management within the Local Plan area, however additional costs might impact on site viability and the capacity for development to deliver affordable homes.						