

Draft Sustainability Appraisal Report High Peak Local Plan Preferred Options February 2013





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1 Consultation questions

1.1 The purpose of this consultation is to seek your views on the Interim SA Report. We would particularly welcome your comments on the following:

Question 1

Do you support the overall approach taken to the appraisal of preferred options for Local Plan policies?

Question 2

Have we correctly identified the main significant effects and potential mitigation measures?

Question 3

Do you wish to make a comment on the appraisal of any specific Local Plan policy(ies)?

Question 4

Do you support the overall approach taken to the appraisal of options for housing site allocations?

Question 5

Do you wish to make a comment on the scores given to any specific option(s) for a housing site allocation?

Question 6

Does this Interim SA Report, together with the SA Scoping Reports provide sufficient information at this stage to ensure that an appropriate SA can be carried out of the emerging High Peak Local Plan?

1.2 Details of how to respond are provided in Section 2.22.

2 Introduction

2.1 High Peak Borough Council is in the process of preparing a Local Plan which, when adopted, will guide future development across the plan area, up to the year 2028.

2.2 This Interim Sustainability Appraisal Report has been published to accompany the Preferred Options draft of the High Peak Local Plan. Sustainability Appraisal is a process that is carried out as an integral part of developing the Local Plan, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a mandatory requirement and is subject to the same level of public consultation and scrutiny as the plan itself.

2.3 Sustainability Appraisal (SA) is an ongoing process and this Interim Report follows on from the SA of options for a housing target and sub area strategy published in June 2012 and the Sustainability Appraisal Scoping Report, published in September 2012, which accompanied the High Peak Local Plan Options consultation.

2.4 The purpose of sustainability appraisal is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of development plans.

2.5 The sustainability appraisal process is governed by European and national legislation, supported by government policy, which includes:

- The Planning and Compulsory Purchase Act 2004 which requires sustainability appraisal of emerging Development Plan Documents and Supplementary Planning Documents.
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations).

2.6 This sustainability appraisal incorporates the requirements of the SEA Directive, by combining the more environmentally-focused considerations of SEA with wider social and economic effects.

High Peak Local Plan

2.7 The High Peak Local Plan - Preferred Options document has been produced by the Borough Council as part of the second stage of preparing High Peak's Local Plan. The Preferred Options Plan builds on the earlier options consultation held during September and October 2012. It contains policies and identifies sites for development⁽ⁱ⁾ or protection, setting out the Council's preferred options and explaining the reasons why these options are being suggested.

2.8 Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The High Peak Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework⁽ⁱⁱ⁾.

i outside the Peak District National Park

ii www.communities.gov.uk/publications/planningandbuilding/nppf

2 Introduction

2.9 To meet these objectives, the High Peak Local Plan - Preferred Options document covers a wide range of issues, including:

- **Housing** - setting the scale, distribution and mix of housing to be developed to support a changing population, identifying sufficient land to meet requirements and supporting policies.
- **Business** - supporting the economy by providing sites for existing and new businesses, supporting the sustainability of town centres and specifying policies that address changing business needs.
- **Environment** - helping to mitigate climate change and adapt to its effects and conserving the natural and historic environment.
- **Health and well being** - supporting the needs of local people by enabling opportunities for leisure and recreation.
- **Infrastructure** - enabling the provision of new infrastructure such as education, transport, health care and water supplies.

Habitats Regulations Assessment

2.10 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”).

2.11 The HRA assesses any impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation in, and outside the plan area, to ascertain whether it would adversely affect the integrity of any sites concerned. These sites, often just referred to as European sites, include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

2.12 High Peak Borough Council appointed consultants ENVIRON to undertake the HRA requirements for the High Peak Local Plan. It is important that the sustainability appraisal takes account of HRA findings in order that consideration can be given to mitigating any adverse effects. The HRA process is an iterative one and it will be reviewed and amended as the Local Plan develops.

2.13 In 2009 the Borough Council commissioned an HRA screening exercise for the Derbyshire Dales and High Peak joint Core Strategy, however preparation of this document has now ceased. The purpose of screening is to determine whether the plan could have significant effects on the conservation objectives of any European site. A Screening Report was prepared to record the screening process of the Derbyshire Dales and High Peak joint Core Strategy Issues and Options (April 2009) and the Derbyshire Dales and High Peak joint Core Strategy Growth Options consultation (August 2009). The Screening Assessment can be viewed at:

www.highpeak.gov.uk/hp/council-services/ldf-evidence-base/habitats-regulation-screening-assessment-march-2010

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2.14 The HRA Screening Assessment identified a need for HRA Stage 2 (Appropriate Assessment) due to the identification of Likely Significant Effects (LSEs) resulting from the options considered.

2.15 Since work on preparation of the Derbyshire Dales and High Peak joint Core Strategy was discontinued, ENVIRON used the existing screening assessment and further work on proposed development sites in the High Peak, alongside a review of proposed policies for the preferred options Local Plan, to prepare a draft Habitat Regulations Assessment of the High Peak Local Plan.

2.16 A draft HRA Report has been produced for the Preferred Options Local Plan and this can be viewed at Council Offices and Libraries, as well as on the Local Plan Options web-site at:

www.highpeak.gov.uk/hp/preferred-options

2.17 Consultation on the draft HRA Report is running alongside consultation on this interim SA Report and the High Peak Local Plan - preferred options document.

Structure of this report

2.18 This Interim Sustainability Appraisal Report has been designed to be as succinct as possible to improve accessibility of information and to allow key findings to be presented more concisely. Detailed appraisal work for Local Plan policies and potential housing site allocations are presented in separate appendices. Consultation questions are provided in Section 1.

2.19 This section has provided an introduction to sustainability appraisal, the High Peak Local Plan and Habitats Regulations Assessment (HRA). The rest of the report is structured as follows:

- Section 3 – the methodology of how this appraisal was carried out, any limitations and consultation requirements.
- Section 4 – an overview of the scoping stage prepared in 2009 and updated in September 2012, consultation responses received and the sustainability appraisal framework.
- Section 5 – an overview of significant effects, recommended housing site allocations, options to be taken forward, potential mitigation measures and the overall sustainability of the Local Plan.
- Section 6 – Next steps in the sustainability appraisal process.
- Appendices - Providing full detail of the assessments undertaken.

2.20 This Interim Sustainability Appraisal Report includes the required elements of an environmental report as required by the SEA Regulations.

How to respond

2.21 Please let us have your comments by **10th April 2013**.

2.22 If you would like to send us your views on this Interim SA Report, you can do so using one of the following methods:

- Online on the Local Plan consultation website <http://highpeak-consult.objective.co.uk/portal>

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- Email to LDF@highpeak.gov.uk
- Post to the address given below

2.23 The submission of comments online or by email is considered to be the most efficient means of responding. Use of the consultation website provides several benefits and enables consultees to:

- Read the Interim SA Report, Local Plan - preferred options document and other supporting information online.
- Submit comments online (registration required).
- Read all comments submitted by other consultees.

2.24 Consultation responses to be returned by post should be sent to:

Regeneration
High Peak Borough Council
Town Hall
Buxton
Derbyshire SK17 6EL

Tel: 0845 129 7777 or 01298 28400



3 Appraisal methodology

3.1 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.⁽ⁱⁱⁱ⁾

3.2 The guidance issued by PAS is the latest official guidance for sustainability appraisal and replaces the section relating to Development Plan Documents in the 2005 ODPM guidance. The latest guidance on SEA remains that issued by ODPM in 2005.

3.3 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.

3.4 The key stages in the SA of the emerging High Peak Local Plan are shown in Table 1 below.

Table 1 Key Stages in the Sustainability Appraisal

Stage	Linkages to Plan Preparation	Aim
SA Scoping Report for Joint Core Strategy, including 12 Topic Papers - April 2009	Prepared alongside the preparation of the evidence base.	Identify relevant plans and programmes. Establish the baseline. Identify sustainability issues. Set the Sustainability Framework: including deciding on the scope of the appraisal, defining objectives and indicators
Initial SA Report of options for Joint Core Strategy	Prepared alongside the Derbyshire Dales and High Peak Joint Core Strategy Issues and Options document.	Provide background and context for the consultation. Recommend how the options could be improved, including through mitigation measures.

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

3 Appraisal methodology

Stage	Linkages to Plan Preparation	Aim
SA Report of growth options - August 2009	Prepared alongside the Derbyshire Dales and High Peak Joint Core Strategy Growth Options consultation.	Appraise the effects (economic, social and environmental) of the growth options against the Sustainability Framework. Assist selection of preferred options.
Draft sustainability appraisal report for Joint Core Strategy June 2010	Prepared alongside the Derbyshire Dales and High Peak Joint Core Strategy - draft plan. Consultation on both took place at the same time.	Test the draft objectives and options against the SA framework. Identify key sustainability issues and problems and recommend how the options could be improved, including through mitigation measures
SA of options for a housing target and sub-area strategy - June 2012	Prepared to take account of agreement to cease work on joint Core Strategy and to prepare a Local Plan for High Peak	Appraise revisions to joint Core Strategy. Appraise the effects (economic, social and environmental) of the housing target and sub-area options against the Sustainability Framework. Assist selection of preferred options.
High Peak Local Scoping Report Update - September 2012	Prepared alongside the Issues and Options Local Plan. Consultation on both took place at the same time.	Update relevant plans and programmes. Review and revise the baseline. Update sustainability issues. Review and revise the Sustainability Framework: including the scope of the appraisal, defining objectives and indicators.
Interim Sustainability Appraisal report - February 2013	Prepared alongside the preparation of the Preferred Options Local Plan.	Appraise the effects (economic, social and environmental) of the preferred options - policies and site allocations - against the Sustainability Framework.

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Stage	Linkages to Plan Preparation	Aim
	Consultation on both will take place at the same time.	
Draft Sustainability Appraisal report (autumn 2013)	Prepared alongside the preparation of the submission version of the Local Plan. Consultation on both will take place at the same time.	Appraise any significant changes to the plan arising out of consultation undertaken at Preferred Options Stage. Develop proposals for monitoring the plan.
Final Sustainability Appraisal report (early 2014)	Submitted alongside High Peak Local Plan for Examination.	The sustainability appraisal will be used as part of determining the robustness of the plan and whether it should be approved.

Sustainability appraisal methodology

3.5 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.



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Methodology stage	Description
C – Preparing a Sustainability Appraisal Report	This interim report is the first step in this key output of the appraisal process, presenting information 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. This interim SA Report is being consulted on alongside the High Peak Local Plan - Preferred Options.
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.

3.6 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.

3.7 More detail is provided on this scoping stage in Section 4 of this report and the framework of sustainability objectives is presented in Section 8.

Developing and refining policies and ‘reasonable alternatives’

3.8 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, currently subject to consultation.

3.9 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.

3.10 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”.

3.11 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

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report for the joint Core Strategy in June 2010. During 2011, a comprehensive review of the 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.

3.12 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. This interim SA report records appraisal of the preferred options for policies.

3.13 In March 2009 in the (now discontinued) joint Core Strategy Issues and Options document, consultees were asked which towns and villages should accommodate the growth for the plan area required by the East Midlands Regional Plan. The comments received suggested that the Market Towns and some of the larger villages were the most appropriate locations for this development. Reasonable alternatives for general locations of these potential development options were consulted on in August 2009, accompanied by a sustainability appraisal of the options.

3.14 The feedback from this consultation and from the SA work was used to inform the preparation of the (now discontinued) Derbyshire Dales and High Peak Joint Core Strategy - draft plan. This plan was consulted on in June 2010 and identified small scale urban extensions and broad locations for growth across the plan area.

3.15 The comprehensive review of the emerging joint Core Strategy that took place during 2011 was partly in response to the pending revocation of the Regional Plan and to new evidence on housing growth. The East Midlands Regional Plan, published in March 2009, set out the housing requirements for Derbyshire Dales and High Peak for the period 2006 - 2026. In light of changes introduced by the Localism Act 2011, setting the level of housing provision to be planned for became the responsibility of local planning authorities.

3.16 Seven reasonable alternatives for a housing target were set out in the document Derbyshire Dales and High Peak Housing Targets Options Paper, published December 2011. These were derived from a consideration of the drivers underpinning the housing needs of the plan area, and the strategy that is adopted to guide development in the future. The document and the results of sustainability appraisal of the alternatives can be viewed at:

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

3.17 The Housing Target Options paper concluded that of the seven alternatives considered, three should go forward for public consultation.

3.18 In June 2012 the Borough Council published the paper: High Peak development approach and options for a sub-area strategy. The purpose of the paper was to consider the distribution of a Borough housing target via an agreed overall approach to development and via a sub-area strategy. The paper reviewed the basis for identifying the current development approach and showed how it had been refined following consultation and sustainability appraisal. The paper also considered how recent developments in national and regional planning policies and the emergence of new evidence on population projections might further influence the distribution of housing across the plan area.



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3.19 The option set out in the June 2010 draft plan for distributing a housing target across the three sub-areas of the High Peak plan area was considered alongside four alternative approaches. Having considered the findings of the sustainability appraisal, three of these sub area strategy options were proposed to be taken forward for public consultation.

3.20 Three options for a High Peak housing requirement and three options for how a target should be distributed between each of the the three sub-areas of Glossopdale, the Central Area and Buxton were set out as part of the issues and options documents for the High Peak Local Plan, consulted on in September 2012. A range of options were also identified for potential housing and employment sites in each of the three sub-areas. This interim SA report records appraisal of the full range of housing site options, showing how the SA contributed to the decision on which should be taken forward as preferred options in the accompanying High Peak Local Plan - preferred options document.

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".

3.21 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 all Local Plan policies have been predicted and evaluated for their significance. The sustainability appraisal framework, presented in Section 8, forms the basis for the assessment throughout the report.

3.22 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.

3.23 Assessment matrices (contained in Section 8) 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.

3.24 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.

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Assessing cumulative effects

3.25 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.

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”.

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

3.27 In the assessment matrix for Local Plan policies, 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

3.28 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^(iv). 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.

3.29 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.

3.30 Sites appraised are those set out in the three consultation documents distributed in September - October 2012, one document for each of three sub-areas in the Borough's plan area: Glosopdale, Central area and Buxton. Following the consultation, a number of additional sites were put forward:

- Adderley Place, Glossop
- Land in between Old Road and Buxton Road, Whaley Bridge
- Land opposite Tesco along the railway embankment, Whaley Bridge
- Britannia Mill, Buxworth

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

3 Appraisal methodology

- Former car showroom, Leek Road / Macclesfield Road, Buxton
- Frontage to Cavendish Golf Club, Manchester Road, Buxton

3.31 These additional sites will be assessed as part of the continuing sustainability appraisal work that contributes to the emerging High Peak Local Plan.

Appraisal limitations, difficulties encountered and assumptions made

3.32 A key issue in undertaking the appraisal of the emerging 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').

3.33 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.

3.34 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.

3.35 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.

Consultation requirements for the sustainability appraisal

The SEA Directive requires that

... " authorities with relevant environmental responsibilities and the public ... shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan ... and accompanying environmental report..."

3.36 This Interim Sustainability Appraisal Report has been published for formal public consultation alongside the High Peak Local Plan - Preferred Options document. The consultation includes the statutory environmental organisations Natural England, English Heritage and Environment Agency, as required by the SEA Directive, alongside a wide range of other stakeholders and community organisations.

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3.37 Consultation has also previously been undertaken on the scope and level of detail of the sustainability appraisal (Scoping Report Update) from September to October 2012. Seeking the views of the statutory environmental organisations on the scope and level of detail to be included in the Environmental Report is also a requirement of the SEA Directive.

4 SA Scoping Stage



Overview of the SA Scoping process

The SEA Directive requires

an environmental report to include ... “An outline of the plan’s relationship with other relevant plans and programmes”.

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

“The environmental characteristics of those areas likely to be significantly affected”.

“Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive”.

“The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”.

4.1 This stage of the sustainability appraisal (shown as stage A in Table 2) involves compiling background information needed before a sustainability appraisal can be undertaken. It established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives.

4.2 Key tasks in this evidence compilation included:

- identifying relevant policies, plans and programmes;
- collecting baseline information;
- identifying key sustainability issues in the plan area;
- establishing sustainability objectives.

4.3 This evidence base work was first published by the Council in a Scoping Report in 2009. The report was accompanied by twelve topic papers that provided details of the existing situation across the plan area relating to a wide range of social, economic and environmental issues. This report was updated in September 2012 as part of a continuing baseline review taking place alongside preparation of the emerging High Peak Local Plan.

4.4 The SA Scoping Report forms part of the environmental report required by the SEA Directive. The scoping work is subject to continual review as evidence becomes outdated and new information made available. In particular, the scoping report will be reviewed and updated prior to the submission version of the Local Plan being published, to ensure that effects prediction and evaluation remains accurate and consistent.

4.5 The key elements of the Scoping Report are described below, and the full version, including separate topic papers, can be viewed online at:

4 SA Scoping Stage

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

Relationship with other plans and programmes (policy context) and baseline evidence

4.6 A thorough review was undertaken of other relevant plans, policies and programmes and this was presented in the Scoping Report. The purpose of this was to meet the requirement of the SEA Directive to take account of environmental protection objectives and to gather other information that would influence options to be considered in plan preparation.

4.7 This review studied a range of international, national, regional and local documents that should be taken into account during the preparation of the Local Plan, under the following sustainability themes:

- Climate Change
- Landscape Character and natural resources
- Air, noise and light pollution
- Townscape quality, historic and cultural heritage
- Transport and accessibility
- Water resources and flood risk
- Biodiversity and green infrastructure
- Health and well-being
- Leisure and recreation
- Community safety and neighbourhood quality
- Homes for everyone
- Employment and economy

4.8 This was followed by a thorough review of the sustainability "baseline" in the High Peak plan area, organised under the above themes. The baseline identifies what is currently happening in High Peak and the likely future state of the area if current trends were to continue. It provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

Key sustainability issues

4.9 The review of plans, policies and programmes, and baseline research as described above, has enabled the identification of key sustainability issues in High Peak (including environmental problems as required by the SEA Directive).

4.10 Sustainability issues can be any problems or uncertainties which need to be understood and addressed before the Local Plan can be considered sustainable. On the basis of the issues identified, sustainability appraisal objectives have been defined which are used to test how likely the proposals in the Local Plan and alternative options are to lead to sustainable outcomes.

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Sustainability appraisal framework

4.11 The Sustainability Appraisal Framework consists of sustainability objectives which provide a way in which the effects of the Local Plan can be described, analysed and compared. These objectives were developed as a result of the review of other plans and programmes and baseline, consultation responses and from the identified sustainability issues, in particular.

4.12 Sustainability appraisal objectives are different in concept and purpose from the objectives of the Local Plan, though there is a degree of overlap. The objectives are listed in the following table and form the basis of the appraisal. The full framework is presented in Section 8, which includes more detailed "decision aiding criteria"; these criteria help to ensure that all the key issues are included in the framework.

Table 3 Summary of sustainability objectives

	Theme	Sustainability Objective
1	Employment and economy	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.
2	Employment and economy	To support the development of attractive, vibrant and distinctive town centres.
3	Employment and economy	To encourage tourism development and to promote the area as a tourist destination.
4	Air, noise and light pollution	To maintain good local air quality and to minimise noise and light pollution.
5	Biodiversity and green infrastructure	To protect and enhance SPAs, SACs, SSSIs and other designated wildlife sites.
6	Biodiversity and green infrastructure	To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.
7	Climate Change	To minimise energy use and to develop the area's renewable energy resource.
8	Townscape quality, historic and cultural heritage	To conserve and enhance town / village - scape quality, archaeological and heritage assets along with their settings.
9	Landscape Character and natural resources	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.
10	Water resources and flood risk	To ensure sustainable management of water resources and to minimise the risk of flooding.

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	Theme	Sustainability Objective
11	Transport and accessibility	To reduce the number of journeys made by car - within, and to and from - the area.
12	Health and well-being	To improve health and reduce health inequalities.
13	Transport and accessibility	To improve access to jobs, services and facilities.
14	Community safety and neighbourhood quality	To protect and improve the safety and environmental quality of streets and neighbourhoods.
15	Homes for everyone	To provide everybody with the opportunity of owning (including by shared ownership) or renting, a sustainably designed, good quality home at an affordable cost.
16	Leisure and recreation	To improve opportunities for people to participate in cultural, leisure and recreational activities.

Comments received on the SA Scoping Update

4.13 The SA Scoping Report Update was consulted on for six weeks alongside options for the High Peak Local Plan, in September and October 2012.

4.14 Twelve organisations or individuals made comments on the Update and all comments can be seen on-line at:

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

4.15 Where possible comments have been taken on board during the preparation of this Interim SA Report. Other comments, including the identification of additional plans and programmes, will be addressed when the revised Scoping Report is published.

5 Summary of findings

The SEA Directive requires

- an environmental report to include ... “the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives ...”
- “an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties ... encountered in compiling the required information”
- “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”.

5.1 With reference to the requirements of the SEA Directive outlined above, options / alternatives have been appraised and their likely significant effects “identified, described and evaluated” as described in the previous section. The appraisals included an explanation of why different options were selected and the possible measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects.

Local Plan Policies

5.2 In this section, a summary of the results of the appraisal of the preferred options for policies is presented. For each policy, significant effects are described with details of possible mitigation measures.

Policy S1: Sustainable Development Principles

5.3 The sustainable development principles policy seeks to ensure that new development makes a contribution towards the sustainability of communities. Development will be focused within or adjacent to existing settlements and to meet the development needs and aspirations of existing and future residents. Significant effects include the impact of development on the landscape character and natural environment of the High Peak and possible cumulative impacts on transport networks, particularly in Glossopdale. Sustainability principles will seek to mitigate negative impacts through sequential approach to the location of new development, and mitigation measures where development is required to take place. The Council will take a positive approach that reflects presumption in favour of sustainable development.

Policy S2: Settlement Hierarchy

5.4 This policy takes forward the principles of the spatial strategy, informing where development should be brought forward to ensure sustainability. The primary effect of the policy will be to deliver appropriate scale development within the settlements across the High Peak, providing good access to services and facilities, helping bring services to those smaller settlements with a demonstrable need, and maintain the settlement character of the High Peak. It is recommended that the policy does more to specify when development would be permitted in smaller villages and settlements, including the provision of affordable and market homes, as well as to provide greater clarity around when it is appropriate to release greenbelt land to enable growth.

5 Summary of findings

Policy S3: Strategic Housing Development

5.5 The policy presents an achievable housing target for the plan area based on capacity to accommodate housing growth and previous completions. The policy seeks to ensure that housing need for present and future populations can be met over the plan period. Significant effects of the policy may include a loss of greenfield land to housing development, though this is mitigated by the spatial strategy and the planning applications process. An increase in the number of homes will invariably result in an increase in air, traffic and light pollution. It is recommended that new housing developments should be evaluated critically against sustainability principles as outlined in policy S1 to ensure that negative impacts are mitigated accordingly, this includes high quality design and energy standards in new homes.

Policy S4: Maintaining and Enhancing an Economic Base

5.6 Maintaining and enhancing an economic base will have a very positive effect on development of the local economy and contributing to the viability of the Market towns and supporting policy S2, settlement hierarchy. The policy illustrates that there is a requirement for employment land above safeguarding that which has already been identified. Economic development will result in an increase in energy use and use of the road network, the potential for traffic and air pollution is high around identified employment sites. Economic development should be evaluated critically against sustainability principles as outlined in policy S1 to ensure that negative impacts are mitigated accordingly. The settlement hierarchy should ensure that development is located in areas suitable for development. Other policies around climate change, design and energy efficiency should ensure that non-residential development adopts sustainability principles including the promotion of sustainable transport.

Policy S5: Glossopdale Sub-area Strategy

5.7 The Glossopdale sub area strategy seeks to promote sustainable growth. There are significant congestion issues in and around the connecting road network which will invariably be negatively impacted by further development. The appropriate locations of growth identified include industrial legacy sites which reside in flood zone 2 and 3. The identification of a 'strategic gap' between Hadfield and Glossop towns will ensure the character of the settlements is maintained and reduce sprawl. Specific reference to distinctiveness and character of the Glossopdale area in the preamble should be supported by stronger policy wording and reference in policy S6, to ensure that this is protected.

Policy S6: Central Sub-area Strategy

5.8 The Central sub area strategy will have a positive impact on the sustainable development of the Central area. Development of the Peak Forest Canal, through improvement of the Buxworth Canal Basin and the Peak Tramway will improve access to facilities and services including recreation and leisure activities. This will contribute positively to the growth of a sustainable tourist industry. Locating development adjacent to or within existing settlements will ensure access to good transport links, but existing congestion problems within town centres may be made worse.

5 Summary of findings

Policy S7: Buxton Sub-area Strategy

5.9 Very positive impacts anticipated for economic growth, town centre development, and leisure and culture opportunities. Significant impacts on landscape character and setting, designated sites and the Buxton Mineral Water Catchment area are of concern. Policy may need to be more specific on the issue of built heritage and townscape, given the national importance of Buxton's heritage features. The Buxton Design and Place Making Strategy should be capable of ensuring appropriateness of design. Congestion is a key constraint on growth.

Policy EQ1: Climate Change

5.10 There is concern that application of this policy could reduce or deter inward investment due to higher environmental standards and the associated costs. Higher build costs particularly risk affecting the viability of affordable homes delivery, however building to higher standards will ensure better homes for our communities. Policy wording includes 'highest viable' standard achieved to protect scheme viability. Very positive impacts in relation to sustainability and climate change, energy efficiency and access to facilities.

Policy EQ2: Landscape Character

5.11 Policy will have a very positive impact on the landscape, character and appearance of the High Peak and will protect and where possible enhance the natural environment. This will contribute positively to the strong tourism economy in the plan area.

Policy EQ3: Countryside Development

5.12 The policy aims to enable diversification of rural businesses and ensure appropriate development in the countryside, particularly housing where there is a demonstrable local need. The development of tourism features heavily as an appropriate development in the countryside. However this will potentially result in significant increase in traffic and congestion in the countryside. The policy makes specific reference to the protection of landscape character and the setting of the Peak District National Park, however this could be more explicit in policy wording.

Policy EQ4: Biodiversity

5.13 Enhancement of biodiversity has a major positive impact on recreation, health, green infrastructure, landscape character and tourism.

Policy EQ5: Design and Place Making

5.14 Policy will have a very positive impact on the quality of the built environment, enhancing and maintaining townscape, heritage assets, supporting tourism and promoting sustainable modes of travel through integrated design. Policy makes reference to ensuring development is well designed to respect the character and identity of individual settlements.

5 Summary of findings

Policy EQ6: Built and Historic Environment

5.15 Policy is committed to the safeguarding of the area's unique built and historic environment which includes a number of designated heritage assets. Benefits will primarily be to townscape quality, historic landscape character, and a strengthened tourist economy. Whilst policy EQ1 deals directly with climate change, more specific guidance and policy wording on the use of renewable technologies within the historic built environment should be considered.

Policy EQ7: Green Infrastructure

5.16 This policy supports nearly all sustainability objectives and will have a very positive effect on biodiversity, designated sites, sustainable transport, health and well being of residents, as well as making a positive contribution to flood risk and minimising pollution. Policy makes direct reference to linkages with other greenway strategies.

Policy EQ8: Trees, woodland and hedgerows

5.17 The policy will have positive effects on landscape character and biodiversity of the area. Largely neutral effect will be felt on development schemes including economic and housing development.

Policy EQ9: Pollution and flood risk

5.18 Policy makes an overall positive effect on the Local Plan's pollution control priorities, however it could possibly have a negative effect on employers coming into the area and the capacity for development to deliver affordable homes.

Policy E1: New employment development

5.19 Safeguarding and creation of new employment opportunities will have largely positive effects on the Local Plan objectives, supporting economic growth, access to services and facilities and improving peoples wellbeing. Policy aspirations to support future allocations for employment needs could have biodiversity, landscape character and heritage implications.

Policy E2: Employment land allocations

5.20 Employment land allocations policy will have a positive effect on economic growth across the High Peak and will support sustained growth through allocating land for future employment needs. Other policies will deal primarily with the landscape, biodiversity and climate impacts of industrial and business uses.

Policy E3: Primary employment zones

5.21 Policy safeguards sites for future employment uses, which would have positive effects on the economic growth of the area. Safeguarding PEZs protects land for other uses including housing, and protects town centres and high streets from inappropriate industrial development.

5 Summary of findings



Policy E4: Change of use on existing business land and premises

5.22 This policy enables mixed use development, including housing, on sites previously designated for employment use. This will have a positive impact on access to services and facilities including leisure and recreational opportunities. Policy wording protects against change of use if existing business and industrial use is still viable.

Policy E5: Regenerating an industrial legacy

5.23 Many of the sites have evidence of local industrial heritage assets which must be retained in new schemes, this provide opportunities to bring these buildings out of disrepair and conserve for future use. Safeguarding these sites will protect land supply for housing development. Constraints on industrial legacy sites including contamination, poor access and conservation of buildings will incur higher building costs - which may limit the site's capacity to deliver an on-site affordable housing contribution.

Policy E6: Promoting Peak District Tourism and Culture

5.24 Promoting Peak District tourism will have direct benefits to the economic growth of the area, it will support access to facilities and services, particularly in rural areas, and provide more physical and leisure opportunities. Whilst increase in tourism offer in the main towns will be of benefit, increased visitors could impact on the surrounding transport network, resulting in possible detrimental impacts to designated sites. An assessment of visitor impact should be carried out.

Policy E7: Chalet accommodation, caravan and camp site developments

5.25 Provision of new tourist accommodation in the form of chalet, camping and caravan sites will have a positive effect on the growth of the tourist industry and support the policy aspirations of E6. There is potential for an impact on the transport and road network through increased visitors and the majority of new journeys being made by car.

Policy H1: Location of housing development

5.26 Policy ensures that preference for location of housing development is brownfield land and outlines criteria for greenfield housing development. Policy will ensure that provision is made for housing in sustainable locations with overall positive effects for the area.

Policy H2: Phasing housing development

5.27 Phasing of housing development will ensure that the suggested housing target can be met across the plan period. Positive impacts principally include delivery of infrastructure to support development. Phasing of development will also allow consistent supply of housing land supporting both economic growth and the ability to maintain a local labour force.

Policy H3: Housing Allocations

5.28 Policy will have a very positive impact on delivery of homes for all over the plan period. Site allocations for housing are discussed in more detail in the site appraisal portion of this document. The allocations in general follow the sustainability principles set out in policy S1 and

5 Summary of findings

the sub area strategy. Sustainable delivery of sites depends largely on a number of policy aspirations being achieved including, but not limited to, EQ1, EQ2, EQ6, EQ7 and EQ9. Reference is made to this fact in policy wording.

Policy H4: New Housing Development

5.29 New housing development is imperative to deliver homes for all, in particular affordable housing and housing for older people. Policy has potential to impact negatively on landscape character and potential biodiversity loss through need for supply of housing land. This will primarily be managed through other policies including H3 Allocations policy.

Policy H5: Affordable Housing

5.30 Delivery of affordable housing will have a positive impact on meeting local housing need, building sustainable communities and improving the health and wellbeing of local people. Affordable homes may have lower quality design principles which could impact on the quality of the built environment.

Policy H6: Rural Exception Sites

5.31 Delivery of affordable housing in rural areas will have very positive effects on the vitality and viability of villages, including rural economic growth, sustained communities and meeting local housing need.

Policy H7: Gypsies, Travellers and Travelling Show People

5.32 Policy will ensure that suitable provision is made for gypsy and travellers where there is an identified need. Positive effects will be ensuring that landscape character and biodiversity are maintained through the appropriate siting of pitches. Policy will also prevent adverse impacts on designated sites for conservation and heritage value. Policy must be robust enough to protect these interests whilst ensuring that the needs of all members of the community can be met.

Policy CF1: Retail and Town Centres

5.33 Retail development located in town centres will have largely positive impacts on economic growth and the viability and vitality of town centres. Policy will increase access to services and facilities as well as protecting sites outside of the town centres against inappropriate uses. Concentration of this type of development in town centres needs to be supported with infrastructure delivery and mitigation against congestion and pollution.

Policy CF2: Primary Shopping Areas and Frontages

5.34 Positive effects will primarily be from an increase in town centre uses and facilities and the enhancement of retail offer in primary shopping areas. Pleasant and attractive High Streets make places more desirable to live and increase overall affluence. Policy should make reference to place making strategies for the Buxton and Glossop areas where they would influence the character of the primary shopping areas.



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Policy CF3: Local Infrastructure Provision

5.35 Increased local infrastructure will help mitigate the impact of development, reduce congestion, and provide new facilities and services where necessary. Need for new road infrastructure could have significant impacts on landscape character which will need to be considered.

Policy CF4: Provision of Open Space and Recreation Facilities

5.36 Policy will have significant effects on the general well being and health of communities, providing open space and recreational facilities. Will improve community cohesion through providing community facilities. Safeguarding and enhancing open space can have a very positive impact on tourism.

CF5: Provision and Retention of Local Community Services and Facilities

5.37 Policy will have significant positive effects on the vitality of communities and provision of local services. Will contribute to building strong neighbourhood centres and building community cohesion. Possibility that requirement to maintain community uses of buildings will impact on economic growth where commercial or industrial uses are prevented.

CF6: Accessibility and Transport

5.38 Policy will support the Borough Council's overall sustainability objectives through providing infrastructure and improving accessibility to services and development. Promotion of innovative rural delivery schemes and new community assets will improve community well being. Reducing the need to travel and need for private transport will help address deprivation across wards.

Policy CF7: Planning Obligations and Community Infrastructure Levy

5.39 Policy will have major positive effects in relation to significantly improving community infrastructure and facilities, mitigating development and making proposals more acceptable. The formulae to be used to calculate contributions should be included in the policy, or the CIL document when available.

Housing Site Options

5.40 In this section, a summary of the results of the appraisal of all potential housing site options is presented. For each site option, a commentary is provided and details given as to whether the site has been taken forward as a preferred option.

Glossopdale

Option G1, Arnfield Water Treatment Works, Tintwistle

5.41 This brownfield site is currently used as a water treatment works and there is potential contamination. The site scores primarily neutral impacts around access to facilities and services. The site is located within the village boundary. Score: 29 out of 51.

5 Summary of findings

5.42 This site has not been taken forward as a preferred option - the owners have withdrawn support for development.

Option G2, Paradise Street, Hadfield

5.43 This site has scored mainly positive and neutral assessments. A brownfield site located within the boundary of Hadfield and well located for local services and good bus routes in the larger settlement of Glossop. Score: 43 out of 51.

5.44 This site has been taken forward as a preferred option.

Option G3, Roughfields, Hadfield

5.45 This large greenfield site is located adjacent to Hadfield boundary. The site currently consists of on site play facilities that would need to be retained or replaced in respect of any development. Part of the site is to be retained for future education use. The site is in close proximity to the National Park boundary, however the site itself has no known features of conservation value. Score: 27 out of 51.

5.46 On the basis of the SA score and consultation feedback, this site has not been taken forward as a preferred option.

Option G4, Temple Field, Padfield

5.47 The site scores mainly neutral and negative assessments, based mainly on issues around loss of landscape character and impact on the settlement of Padfield. Score: 24 out of 51.

5.48 On the basis of the SA score and consultation feedback, this site has not been taken forward as a preferred option.

Option G5, Adjacent to Park Crescent, Glossop

5.49 This greenfield site scores largely negative assessments, principally from the loss of greenfield land and development outside the built up area boundary to the greenbelt. The site's prominent visual location could have potential landscape character impacts. The site is relatively distant from the town centre with poor access. Score: 29 out of 51.

5.50 On the basis of the SA score and consultation feedback, this site has not been taken forward as a preferred option.

Option G6, North Road, Glossop

5.51 This greenfield site scores largely negative assessments, principally from the loss of greenfield land and development outside the built up area boundary to the greenbelt. The site's prominent visual location could have potential landscape character impacts. The site is relatively distant from the town centre with poor access. The site includes a reservoir and mature trees. Score: 29 out of 51.

5.52 This site has been taken forward as a preferred option, SA recommends that development takes place on the lower part of the site only.



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Option G7, Land off Woodhead Road (Kingsmoor Fields)

5.53 This site has a range of neutral scorings. The negative impacts come from development into the countryside and loss of greenfield land. The site scores positively on its ability to contribute to affordable housing provision and reasonable distance from the town centre. Score: 32 out of 51.

5.54 This site has not been taken forward as a preferred option as it is not considered available for development.

Option G8, Land off Woodhead Road, Glossop

5.55 Development on this large greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. Score: 26 out of 51.

5.56 This site has been taken forward as a preferred option, on wider grounds than SA scoring alone, in particular due to its deliverability.

Option G9, Land off Woodhead Road (1), Glossop

5.57 Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites. Score: 28 out of 51.

5.58 This site has been taken forward as a preferred option, on wider grounds than SA scoring alone, in particular due to its deliverability.

Option G10, Land off Woodhead Road (2), Glossop

5.59 Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites. The site has access constraints. Score: 28 out of 51.

5.60 This site has been taken forward as a preferred option, on wider grounds than SA scoring alone, in particular due to its deliverability.

Option G11, Land off Woodhead Road (3), Glossop

5.61 Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites. The site is wholly within the Old Glossop Conservation Area and adverse impacts could arise from any development. Score: 28 out of 51.

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5.62 On the basis of the SA score and consultation feedback, this site has not been taken forward as a preferred option.

Option G12, Land off Bute Street, Old Glossop

5.63 This predominantly greenfield site is located within the settlement boundary on the edge of Old Glossop. Negative impacts come from woodland present on site and considerable flooding risk. Score: 29 out of 51.

5.64 On the basis of the SA score relating to flood risk and consultation feedback in relation to impact on the National Park, this site has not been taken forward as a preferred option.

Option G13, Hawkshead Mill, Hope Street, Old Glossop

5.65 This previously developed land includes the Hawkshead Mill (HER 13322) of high built heritage value. The site is within the built up area boundary and positive impacts are provided by its proximity to town centre facilities and development of brownfield land. Score: 32 out of 51.

5.66 This site has been taken forward as a preferred option.

Option G14, Hope Street, Old Glossop

5.67 Predominantly greenfield site, well related to other residential development, and within the settlement boundary, though the site has limited access. Neutral impacts arise from its proximity to the conservation area and potential impacts on its setting. Score: 42 out of 51.

5.68 This site has been taken forward as a preferred option.

Option G15, York Street Depot, Glossop

5.69 Brownfield site, well located in Glossop town with access to town centre facilities. Potential contamination could limit opportunities to deliver affordable homes on site. Score: 40 out of 51.

5.70 This site has been taken forward as a preferred option.

Option G16, Woods Mill, High Street East, Glossop

5.71 Large prominent brownfield site well located in Glossop. Positive impacts come from development of brownfield land and good access to town centre facilities and services. Negative / Neutral impacts come from the site being wholly in the conservation area and potential impact to high value built heritage. Development could provide opportunity to conserve and enhance an important strategic site. Negative impacts include potential flooding adjacent to Glossop Brook and contamination and high conservation value could limit opportunity to provide on site affordable housing. Score: 28 out of 51.

5.72 This site has been taken forward as a preferred option.



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Option G17, Land off Cliffe Road, Glossop

5.73 This predominantly greenfield site score positively based on its central location and good access to town centre facilities. Negative impacts include loss of greenfield land and loss of UK BAP habitat and species rich grasslands and impact on biodiversity. Score: 29 out of 51.

5.74 On the basis of the SA score relating to biodiversity and consultation feedback in relation to the potential prominence of any development, this site has not been taken forward as a preferred option.

Option G18, Bank Street, Glossop

5.75 Predominantly greenfield site, partly in flood zone two. The site scores positively on its access to town centre facilities and public transport. Score: 36 out of 51.

5.76 This site has been taken forward as a preferred option, SA recommends further investigations relating to management of flood risk.

Option G19, Dinting Road / Dinting Lane

5.77 Greenfield site with woodland on part of site and biodiversity of important local value. The site scores positively in terms of proximity to town centre facilities, however access constraints do exist. The site suffers from highway constraints particularly at peak times with nearby school. Score: 36 out of 51.

5.78 This site has been taken forward as a preferred option.

Option G20, Dinting Lane, Glossop

5.79 Greenfield site with limited access - where development would make a disproportionate impact on the current highway network and congestion. Score: 31 out of 51.

5.80 This site has been taken forward as a preferred option, SA recommends further investigations relating to traffic management.

Option G21, Land off Dinting Lane, Glossop

5.81 Greenfield site with limited access. The site includes medium archaeological value and development risks adverse impacts. Score: 29 out of 51.

5.82 This site has been taken forward as a preferred option.

Option G22, Plot 3, Dinting Road, Glossop

5.83 The site is close to Dinting train station, but relatively distant from other facilities and services, leading to a negative impact from increase in car use. The site contains biodiversity of local value and development would result in loss of species of medium ecological value. The site would not deliver an affordable housing contribution. Score: 25 out of 51.

5.84 The site will not be identified as a preferred housing allocation because of its small scale (below threshold of ten dwellings).

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Option G23, Former Railway Museum, Dinting

5.85 Predominantly greenfield site with some archaeological potential and historic value. The site is relatively distant from services and facilities but with good public transport links. The site was considered for inclusion in the 'strategic gap' between Glossop and Hadfield. Score: 29 out of 51.

5.86 This site has been taken forward as a preferred option.

Option G24, Land to rear of Cottage Lane, Gamesley

5.87 Greenfield site located in Gamesley, benefits from good public transport links and some local services but would increase car use to Glossop centre for facilities and services. The site is currently used as recreation space by residents and is adjacent to a designated recreation ground and play ground. The site suffers from access constraints. Score: 32 out of 51.

5.88 On the basis of the SA score relating to loss of recreation space and consultation feedback in relation to the existing use of the land, this site has not been taken forward as a preferred option.

Option G25, Land off Melandra Castle Road

5.89 The site would contribute to increased car use, there are local convenience stores in Gamesley but a lack of wider services and facilities. The site is well serviced by public transport. Score: 30 out of 51.

5.90 This site has been taken forward as a preferred option.

Option G26, Land adjacent to Gamesley Sidings

5.91 The site would contribute to increased car use, there are local convenience stores in Gamesley but a lack of wider services and facilities. The site is well serviced by public transport. The site is greenfield and adjacent to the built up area boundary with access constraints. Score: 30 out of 51.

5.92 This site has been taken forward as a preferred option.

Option G27, Land adjacent 40 - 46, Glossop Road, Charlesworth

5.93 This greenfield site in the village of Charlesworth is partially within the conservation area; development risks an adverse impact on its setting. There are limited local services and the site is relatively distant from town centre facilities. Score: 25 out of 51.

5.94 On the basis of the SA score relating to effects on the character of the village and consultation feedback in relation to traffic impacts, this site has not been taken forward as a preferred option.

Option G28, Land off Glossop Road, Charlesworth

5.95 Greenfield site in the village of Charlesworth. Limited local services and relatively distant from town centre facilities. Score: 25 out of 51.



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5.96 On the basis of the SA score relating to effects on the character of the village and consultation feedback in relation to traffic impacts, this site has not been taken forward as a preferred option.

Option G29, Spring Rise, Simmondley

5.97 Greenfield site adjacent to the built up area boundary. The site is currently used as recreation space and lies partly within the conservation area. Score: 20 out of 51.

5.98 On the basis of the SA score, particularly relating to effects on the character of the village and consultation feedback in relation to existing use of the site and traffic impacts, this site has not been taken forward as a preferred option.

Option G30, Land between Spring Rise and High Lane, Simmondley

5.99 Greenfield site adjacent to the built up area boundary, site has capacity to deliver new affordable homes in Simmondley. The site is currently used as recreation space, which would be lost. Score: 26 out of 51.

5.100 On the basis of the SA score, particularly relating to effects on the character of the village and consultation feedback in relation to existing use of the site and traffic impacts, this site has not been taken forward as a preferred option.

Option G31, Charlestown Works, Glossop

5.101 Large prominent brownfield site well located in Glossop. Positive impacts come from development of brownfield land and good access to town centre facilities and services. Negative / Neutral impacts come from potential impact to high value built heritage. Development could provide opportunity to conserve and enhance an important industrial heritage site. Negative impacts include potential flooding. Contamination and high conservation value could limit opportunity to provide on site affordable housing. Score: 35 out of 51.

5.102 This site has been taken forward as a preferred option, SA recommends further investigations relating to potential impacts on European nature conservation sites (SAC and SPA).

Central area

Option C1, Hayfield Bus Depot

5.103 This site is a 100% brownfield and within the built up area boundary. The site scores negatively in respect of its proximity to the Dark Peak/South Pennine Moor SAC and SPA and conservation area, with a number of nearby listed buildings whose setting may be impacted. The site is well related to other residential properties. Score: 35 out of 51.

5.104 This site has been taken forward as a preferred option, SA recommends further investigations relating to potential impacts on European nature conservation sites (SAC and SPA).

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Option C2, Land at New Mills Road

5.105 This site is 100% greenfield and outside the built up area boundary of Hayfield. The site is adjacent to the Hayfield conservation area with a nearby grade II listed building, which could be negatively impacted by development here. Score: 29 out of 51.

5.106 This site has been taken forward as a preferred option.

Option C3, Land off Derby Road

5.107 This site is a relatively flat, greenfield site, adjacent to existing residential development. The site is distant from town centre facilities, but a number of services and facilities can be accessed on foot and there are good local bus services. Score: 35 out of 51.

5.108 This site has been taken forward as a preferred option.

Option C4, Land off Low Leighton Road

5.109 This flat greenfield site is adjacent to the built up area boundary but well related to other residential development. Access to the site is constrained and lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character. Score: 34 out of 51.

5.110 On the basis of the SA score, particularly relating to effects on landscape character and consultation feedback in relation to access and traffic impacts, this site has not been taken forward as a preferred option.

Option C5, Land at Ollersett Lane / Pingot Road

5.111 This slightly sloping greenfield site is adjacent to the built up area boundary but well related to other residential development. Access to the site is constrained with frontage to Ollersett Lane and difficult satisfactory access. The site lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character. Score: 34 out of 51.

5.112 This site has been taken forward as a preferred option.

Option C6, Land at Laneside Road

5.113 This flat greenfield site is adjacent to the built up area boundary but well related to other residential development. The site lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character. Development could impact on the setting of a grade II listed building. Score: 32 out of 51.

5.114 This site has been taken forward as a preferred option.



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Option C7, Land at Woodside Street

5.115 This brownfield site is well located in the town of New Mills within the built up area boundary. There are a number of buildings of high archaeological potential and built heritage. Development could provide an opportunity to regenerate the canal basin area. The site is well serviced by local bus routes and is only a short distance from the Buxton - Manchester train line. Score: 34 out of 51.

5.116 This site has been taken forward as a preferred option.

Option C8, Land at Wharf Road

5.117 This previously developed site is well located to town centre services, however there are access constraints and the site lies wholly within flood zone three. Score: 26 out of 51.

5.118 This site has been taken forward as a preferred option, SA recommends further investigations relating to management of flood risk.

Option C9, Land south of Macclesfield Road

5.119 This large greenfield site has a number of environmental and transport constraints. Negative impacts are provided by its location to the Toddbrook Reservoir SSSI, prominence as a greenfield site in the countryside, and designation by Derbyshire County Council as a primary Area of Multiple Environmental Sensitivity. Score: 27 out of 51.

5.120 On the basis of the SA score, particularly relating to effects on landscape character and consultation feedback in relation to access and traffic impacts, this site has not been taken forward as a preferred option.

Option C10, Land at Horwich End

5.121 This greenfield site, sloping in parts, has potential to be developed in conjunction with C11. The site's negative impacts principally come from its impact on the landscape character and potential to impact on important nearby designated sites. Score: 29 out of 51.

5.122 On the basis of the SA score, particularly relating to effects on landscape character and consultation feedback in relation to access and traffic impacts, this site has not been taken forward as a preferred option.

Option C11, Land at Horwich End extension

5.123 Option C11 has potential to be developed with site C10, however there are a number of potential negative impacts recorded. Primarily these arise from negative impacts predicted to landscape character and the potential to present an adverse impact on the Peak District National Park and its setting. Positive impacts principally come from its location to facilities and services. Score: 29 out of 51.

5.124 On the basis of the SA score, particularly relating to effects on landscape character and the National Park, and consultation feedback in relation to access and traffic impacts, this site has not been taken forward as a preferred option.

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Option C12, Land off Brierley Park

5.125 This greenfield site is located in a small village setting with limited nearby facilities and services. There are considerable access constraints with options to gain suitable access severely limited. Score: 29 out of 51.

5.126 The site will not be identified as a preferred housing allocation because of its small scale (below threshold of ten dwellings).

Option C13, Land at Buxton Road

5.127 This site has received largely neutral assessments. A greenfield site adjacent to recent residential development. There is a lack of facilities and services nearby. Score: 33 out of 51.

5.128 This site has been taken forward as a preferred option.

Buxton

Option B1, Batham Gate Road, Peak Dale

5.129 Green field site adjacent to built up area and well related to existing development, currently open grassland. Peak Dale has limited local services but buses to Buxton and Whaley Bridge are available. Negative impact from site relates to potential increase in car use. Score: 30 out of 51.

5.130 This site has been taken forward as a preferred option.

Option B2, Land at Batham Gate, Peak Dale

5.131 Greenfield site. Peak Dale has limited local services but buses to Buxton and Whaley Bridge are available. Negative impact from site relates to potential increase in car use. Score: 30 out of 51.

5.132 This site has been taken forward as a preferred option.

Option B3, Land at Hogshaw (reserve land)

5.133 Greenfield site (rough grassland) allocated in 2005 Local Plan as housing reserve land, with policy allowing residential development - if it can be shown that its development is necessary in order to secure the remediation and development of the contaminated land at Hogshaw (B4). The site requires the Fairfield Link Road to be built in order to achieve access. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts relate to the potential need to develop the site in order to deliver development of B4 - a designated wildlife site - and where significant negative impacts for biodiversity could result. Score: 33 out of 51.

5.134 This site has been taken forward as a preferred option.



5 Summary of findings

Option B4, Land at Hogshaw

5.135 Predominantly greenfield site. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from loss of a designated wildlife site, with associated impacts on biodiversity and priority habitats. Score: 28 out of 51.

5.136 This site has been taken forward as a preferred option.

Option B5, Ambulance Station, The Glade

5.137 Brownfield site - Ambulance Station currently in use but future requirements are under review by East Midlands Ambulance Service. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from loss of a facility for the town. Score: 39 out of 51.

5.138 This site has been taken forward as a preferred option.

Option B6, Hardwick Square South

5.139 Brownfield site has planning consent for a care home development. Positive impacts are provided by its previous development and proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from its potential impact on the Conservation Area; there is also potential for archaeological impacts that would need to be explored. Score: 39 out of 51.

5.140 This site has been taken forward as a preferred option.

Option B7, Market Street depot

5.141 Brownfield site with potential risk of contamination. Positive impacts are provided by its previous development and proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from its potential impact on the adjacent Conservation Area; there is also potential for archaeological impacts that would need to be explored. Score: 42 out of 51.

5.142 This site has been taken forward as a preferred option.

Option B8, Land west of Tongue Lane, Fairfield

5.143 The greenfield site is an open area around 2 miles east of the town centre, within 400m of the Peak District Dale SAC at Cuning Dale and the Wye Valley SSSI (part of the SAC). Development could be of strategic concern to Natural England if adverse impacts are predicted for the SAC and to the National Park if the Cuningdale skyline becomes broken. There are limited facilities available at Fairfield, however new car journeys will be generated, adding to an already congested local road network. Score: 20 out of 51.

5.144 This site has been taken forward as a preferred option, SA recommends further investigations relating to management of potential impacts on European nature conservation site (SAC).

5 Summary of findings

Option B9, Land behind Granby Road, Fairfield

5.145 This greenfield site has received largely neutral assessments. Although very close to Ashwood Dale, no significant ecological or heritage impacts are anticipated; the site is within 15 minutes walk of facilities at Fairfield and within ten minutes walk of a bus stop; however journeys to Buxton town centre or further afield are likely to require a car, adding to an already congested local road network. Score: 31 out of 51.

5.146 On the basis of the SA score, particularly relating to transport and consultation feedback in relation to safe access, this site has not been taken forward as a preferred option.

Option B10, Land off Dukes Drive

5.147 This greenfield site has a primarily neutral assessments. Main areas of constraint would be the potential archaeological impact and the greenfield nature of the site, with its proximity to Ashwood Dale Wildlife Site. However there are no key conservation issues and the site is located close to and well related to Buxton and other development. Highway constraints are a concern with considerable highway improvements needed to support further development. Score: 36 out of 51.

5.148 This site has been taken forward as a preferred option.

Option B11, Sherbrook Lodge, Harpur Hill Road

5.149 This site scored favourably in the weighted objectives such as flood risk management and ability to deliver affordable homes. The site is located close to Higher Buxton with services and facilities within walking distance, however car use is highly likely as there are limited services in Harpur Hill itself. Development in the Harpur Hill area may require some highway improvement to the already congested Fiveways junction. Development of a district centre could reduce this. Score: 34 out of 51.

5.150 This site has been taken forward as a preferred option.

Option B12, Land adjacent to Buxton Hospital, London Road

5.151 This small greenfield site scores mainly positive assessments. It is a small site adjacent to residential properties, well located with close proximity to many services and bus routes. Development would have limited biodiversity and conservation impacts however archaeological concerns exist around the Roman Road route, development would require an archaeological survey to ascertain the scope of potential impacts. Score: 36 out of 51.

5.152 The site will not be identified as a preferred housing allocation because of its small scale (below threshold of ten dwellings).

Option B13, Green Lane Farm

5.153 The site's close proximity to the Grinlow SSSI and the conservation area is of concern and some significant ecological and heritage impacts could be expected. Score: 30 out of 51.

5 Summary of findings

5.154 On the basis of the SA score, particularly relating to nature and heritage conservation and consultation feedback in relation to congestion and lack of local amenities, this site has not been taken forward as a preferred option.

Option B14, Land to south east of Green Lane

5.155 The site's close proximity to the Grinlow SSSI and the conservation area is of concern and some significant ecological and heritage impacts could be expected. Score: 30 out of 51.

5.156 On the basis of the SA score, particularly relating to nature and heritage conservation and consultation feedback in relation to congestion and lack of local amenities, this site has not been taken forward as a preferred option.

Option B15, Land off Leek Road

5.157 This greenfield site is located on the edge of Buxton but well related to other residential development and close to good public transport links into Buxton. The siting of any development would need to take into consideration the setting and location of a Grade II listed limehouse as well as its prominent setting in the landscape especially due to the sloping nature of the site and proximity to the Grinlow SSSI. Score: 30 out of 51.

5.158 On the basis of the SA score, particularly relating to landscape character and heritage conservation and consultation feedback in relation to potential impacts on European sites, and infrastructure constraints including school capacity, this site has not been taken forward as a preferred option.

Option B16, Harehills Kennels, Burbage

5.159 The site is largely brownfield, however development here may have a negative impact on landscape character and the setting of the Peak District National Park. Also its distance from the town centre and public transport links are a negative. Its sloping nature and prominence in the landscape are a concern, as well as potential flood risk from the River Wye. Score: 32 out of 51.

5.160 On the basis of the SA score, particularly relating to landscape character and access to services and consultation feedback in relation to its impact on the National Park and its setting and infrastructure constraints including school capacity, this site has not been taken forward as a preferred option.

Option B17, Land off Macclesfield Main Road

5.161 This large greenfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and its proximity to the National Park boundary. The site is relatively distant from the town centre. Score: 26 out of 51.

5.162 On the basis of the SA score, particularly relating to landscape character and impact on European sites of nature conservation and consultation feedback in relation to its impact on the National Park and its setting and infrastructure constraints including school capacity, this site has not been taken forward as a preferred option.

5 Summary of findings

Option B18, Land at A53 / A54

5.163 This partly brownfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and its proximity to the National Park boundary. The site is relatively distant from the town centre. Score: 29 out of 51.

5.164 On the basis of the SA score, particularly relating to landscape character and impact on European sites of nature conservation and consultation feedback in relation to its impact on the National Park and its setting and infrastructure constraints including school capacity, this site has not been taken forward as a preferred option.

Option B19, Ladmanlow Yard, Leek Road

5.165 This partly brownfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and its proximity to the National Park boundary. The site is relatively distant from the town centre. Score: 27 out of 51.

5.166 On the basis of the SA score, particularly relating to landscape character and impact on European sites of nature conservation and consultation feedback in relation to its impact on the National Park and its setting and infrastructure constraints including school capacity, this site has not been taken forward as a preferred option.

Option B20, Land off Ashbourne Road

5.167 This large greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area. Score: 34 out of 51.

5.168 This site has been taken forward as a preferred option; SA recommends that site is taken forward in combination with B21 and B22, and that the area is the subject of a comprehensive masterplan prepared in partnership with the local community.

Option B21, Land at Foxlow Farm (between B20 and B22)

5.169 This greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area. The site could not be developed in isolation and would need to connect with either B20 and/or B21. Score: 30 out of 51.

5.170 This site has been taken forward as a preferred option; SA recommends that site is taken forward in combination with B20 and B22, and that the area is the subject of a comprehensive masterplan prepared in partnership with the local community.

5 Summary of findings

Option B22, Foxlow Farm, Ashbourne Road

5.171 This greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area. The site has potential to develop with adjacent options with scope for a new access road. Score: 32 out of 51.

5.172 This site has been taken forward as a preferred option; SA recommends that site is taken forward in combination with B20 and B21, and that the area is the subject of a comprehensive masterplan prepared in partnership with the local community.

Option B23, Land on Burlow Road (behind pub), Harpur Hill

5.173 This greenfield site is relatively distant from the town centre and other services and not well linked by public transport. The site is in a prominent, elevated location where development, especially the cumulative impact of sites B24-B30, could impact on this sensitive location, changing the nature and scale of the landscape. Score: 22 out of 51.

5.174 On the basis of the SA score, particularly relating to landscape character, and consultation feedback in relation to its impact on the National Park and its setting and safe access, this site has not been taken forward as a preferred option.

Option B24, Blue Lagoon and adjacent land, Harpur Hill

5.175 This former quarry site has a number of negative attributes. Development here could impact significantly on the open view from the National Park to the north, and the cumulative impact of development here (sites B24-B30) could have a significant effect on the landscape, changing the nature and scale of the area. The site is not well linked by public transport and is some distance from any services and facilities. Score: 26 out of 51.

5.176 On the basis of the SA score, particularly relating to landscape character, and consultation feedback in relation to its impact on the National Park and its setting and traffic and access, this site has not been taken forward as a preferred option.

Option B25, Haslin Road, Harpur Hill

5.177 This site does not score positively on any objective other than affordable housing provision. There are significant impacts on the open countryside and landscape character of an expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is distant from the town centre and any services and facilities and is not well served by public transport. Score: 25 out of 51.

5.178 On the basis of the SA score, particularly relating to landscape character, and consultation feedback in relation to its impact on the National Park and its setting and traffic and access, this site has not been taken forward as a preferred option.

5 Summary of findings

Option 26, Land between Haslin Road and Burlow Road, Harpur Hill

5.179 This site does not score positively on any objective other than affordable housing provision. There are significant impacts on the open countryside and landscape character of an expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is distant from the town centre and any services and facilities and is not well served by public transport. Score: 23 out of 51.

5.180 On the basis of the SA score, particularly relating to landscape character, and consultation feedback in relation to its impact on the National Park and its setting and traffic and access, this site has not been taken forward as a preferred option.

Option B27, Harpur Hill College Campus

5.181 This site comprises 70% brownfield and a former campus site, allocated in the current local plan for housing. Though relatively distant from the town centre facilities, the site is well serviced by local bus routes. Development would have no impact on surrounding landscape character and could contribute significantly to improving the built environment. Score: 41 out of 51.

5.182 This site has been taken forward as a preferred option.

Option B28, Land at Haslin Road, Harpur Hill

5.183 This large greenfield site has a range of positive and negative attributes. However there are significant impacts on the open countryside and landscape character of an expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport. The site has potential to be developed in conjunction with B29. Score: 31 out of 51.

5.184 On the basis of the SA score, particularly relating to landscape character and distance from existing services, and consultation feedback in relation to traffic and access, this site has not been taken forward as a preferred option.

Option B29, Land between Burlow Road and Heathfield Nook Road, Harpur Hill

5.185 This large greenfield site has a range of positive and negative attributes. However there are significant impacts on the open countryside and landscape character of expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport. The site has potential to be developed in conjunction with B28. Score: 29 out of 51.

5.186 On the basis of the SA score, particularly relating to landscape character and distance from existing services, and consultation feedback in relation to traffic and access, this site has not been taken forward as a preferred option.

5 Summary of findings



Option B30, Land south of Burlow Road

5.187 This large greenfield site has a range of positive and negative attributes. There are significant impacts on the open countryside and landscape character of a relatively simple, expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport. Score: 27 out of 51.

5.188 On the basis of the SA score, particularly relating to landscape character and distance from existing services, and consultation feedback in relation to traffic and access, this site has not been taken forward as a preferred option.

6 Next steps

6.1 This is an Interim Sustainability Appraisal Report and the process of assessing Local Plan policies and site allocations will continue after the results of this public consultation stage have been taken into account. The results of the public consultation will inform the next iteration of the sustainability appraisal.

6.2 These findings will be published in the next stage of the sustainability appraisal that will accompany the Local Plan Submission document. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Local Plan.

6.3 The next iteration of the sustainability appraisal will also include an Equalities Impact Assessment.



7 Appraisal of site options

7.1 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^(v). 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.

7.2 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

7.3 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.

7.4 High Peak Borough Council's corporate priorities are:

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

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

7.6 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.

7.7 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.

7.8 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
- Measurement of existing accessibility - High Peak Strategic Housing Land Availability Assessment sites; Derbyshire County Council; October 2009

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

7 Appraisal of site options

- 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

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

7 Appraisal of site options

Table 4 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.	



7 Appraisal of site options

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.	



7 Appraisal of site options

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	<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.	

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	including water courses?	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]		
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 [2 points] 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] Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	
11	Help to reduce the number of journeys made by car?	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] 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] Negative: The site is more than 15 minutes walk from any centre or bus stop [0 points]	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
13	Improve access to jobs, services and facilities?	Positive: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 minute walk [2 points]	Medium: score is doubled.	



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		<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>		
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	<p>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]</p> <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>	Low: score is not changed.	

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				



7 Appraisal of site options

Buxton

B1

Table 5 Appraisal of Option B1, Batham Gate Road, Peak Dale

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 a 15 minute bus or car journey of Buxton town centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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

7 Appraisal of site options

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 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]	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 settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. However adjacent to Batham Gate Roman Road and prehistoric activity likely. [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 not previously developed, but it is within a settlement [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 there are 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?	Negative: The site is more than 15 minutes walk from Buxton town centre, although it is within 5 minutes of a bus stop [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
Green field site adjacent to built up area and well related to existing development, currently open grassland. Peak Dale has limited local services but buses to Buxton and Whaley Bridge are available. Negative impact from site relates to potential increase in car use.				
Score: 30				

7 Appraisal of site options

B2

Table 6 Appraisal of Option B2, Land at Batham Gate

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 a 15 minute bus or car journey of Buxton town centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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



7 Appraisal of site options

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 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]	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 settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. However adjacent to Batham Gate Roman Road and prehistoric activity likely. [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 not previously developed, but it is within a settlement [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 there are 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?	Negative: The site is more than 15 minutes walk from Buxton town centre although it is within 5 minutes of a bus stop [0 points]	Medium: score is doubled.	0

7 Appraisal of site options

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: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
Greenfield site. Peak Dale has limited local services but buses to Buxton and Whaley Bridge are available. Negative impact from site relates to potential increase in car use.				
Score: 30				



7 Appraisal of site options

B3

Table 7 Appraisal of Option B3, Land at Hogshaw (reserve land)

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 Buxton town centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: Although the site is not remote from Buxton town centre, it is in an area of existing high traffic congestion and a new link road is required for access; so development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: Although the site is not designated, development of the site may be required to deliver development of B4 - that is a designated wildlife site - and where significant impacts could result. [0 points]	Medium: score is doubled.	0

7 Appraisal of site options

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 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]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Neutral: By itself, the site is not adjacent to settlement, but it would be developed in conjunction with B4 that is. The site has potential for non-designated archaeology and there may be setting issues with nearby listed buildings. However its development should 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, in the countryside and risks an adverse impact on a natural asset (Wildlife site at B4) [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6



7 Appraisal of site options

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 a town centre, and 5 minutes walk from a bus stop or a 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/or within a 10 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 (out of 51)				
<p>Greenfield site (rough grassland) allocated in 2005 Local Plan as housing reserve land, with policy allowing residential development - if it can be shown that its development is necessary in order to secure the remediation and development of the contaminated land at Hogshaw (B4). The site requires the Fairfield Link Road to be built in order to achieve access. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts relate to the potential need to develop the site in order to deliver development of B4 - a designated wildlife site - and where significant negative impacts for biodiversity could result.</p>				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 33				

B4

Table 8 Appraisal of Option B4, Land at Hogshaw

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 Buxton town centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is in an area of existing high traffic congestion, so development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site includes the designated Hogshaw Sidings Local Wildlife Site - a habitat mosaic on previously developed land. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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?	Negative: Loss of a Local wildlife site and UK BAP Priority habitat. Possible impacts on species of nature conservation concern. [0 points] Neutral: The site is adjacent to settlement, The site has potential for non-designated archaeology and there may be setting issues with nearby listed buildings. However its development will have neither a positive nor negative impact on the existing quality of the built environment [1 point]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Negative: The site is predominantly greenfield and risks a significant negative impact on a natural asset (Hogshaw Sidings Local Wildlife Site) [0 points]	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 in flood zone 1, but the impact of flooding from Nun Brook requires investigation [1 point]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	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]	High: score is trebled.	3
11	Help to reduce the number of journeys made by car?		Medium: score is doubled.	4

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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 (out of 51)				
<p>Predominantly greenfield site. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from loss of a designated wildlife site, with associated impacts on biodiversity and priority habitats.</p> <p>Score: 28</p>				

7 Appraisal of site options



B5

Table 9 Appraisal of Option B5, Ambulance Station, The Glade

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 Buxton town centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing high traffic congestion. [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. [0 points]	Medium: score is doubled.	0
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-scape quality and heritage assets along with their settings?	Positive: The site is within settlement and will make a positive contribution to the existing community [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

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?	Positive: The site is previously developed land [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 there are 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?	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]	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/or within a 10 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

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
Brownfield site - Ambulance Station currently in use but future requirements are under review by East Midlands Ambulance Service. Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from loss of a facility for the town.				
Score: 39				

B6

Table 10 Appraisal of Option B6, Hardwick Square South

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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4



7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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 (although there may be trees, hedges or small ponds) 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?	Neutral: The site is within settlement, but within the Roman town Area of Archaeological Interest and within Conservation Area. Work is required to ensure its development avoids negative impact on the Conservation Area and potential heritage assets. [1 point]	Medium: score is doubled.	2
9	Protect and enhance the character and appearance of the landscape	Positive: The site is previously developed land [2 points]	High: score is trebled.	6



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	and other natural assets including water courses?			
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 [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	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]	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/or within a 10 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 (out of 51)				
Brownfield site has planning consent for a care home development. Positive impacts are provided by its previous development and proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from its potential impact on the Conservation Area; there is also potential for archaeological impacts that would need to be explored.				
Score: 39				

7 Appraisal of site options

B7

Table 11 Appraisal of Option B7, Market Street depot

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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within Buxton town centre, but in an area with existing traffic congestion. [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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	Neutral: The site is within settlement, but also within the Roman town Area of Archaeological Interest and adjacent to Conservation Area. Work is required to ensure its development avoids negative impact on the Conservation Area and potential heritage assets. [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?	Positive: The site is previously developed land [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 there are 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?	Positive: The site is within 10 minutes walk of a town centre, and 5 minutes walk from a bus stop or a train station. Site would require loss of public car parking spaces. [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/or within a 10 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

7 Appraisal of site options

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	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 (out of 51)				
Brownfield site with potential risk of contamination. Positive impacts are provided by its previous development and proximity to the town centre, giving good access to public transport and other services and facilities. Negative impacts arise principally from its potential impact on the adjacent Conservation Area; there is also potential for archaeological impacts that would need to be explored.				
Score: 42				

B8

Table 12 Appraisal of Option B8, Land west of Tongue Lane, Fairfield

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



7 Appraisal of site options

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?	Neutral: The site is within a 15 minute bus or car journey of Buxton town centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The greenfield site is an open area around 2 miles east of the town centre and would contribute new journeys to the surrounding road network where traffic congestion can be severe; development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m of the Peak District Dale SAC at Cuning Dale and the Wye Valley SSSI (part of the SAC). It is a similar distance from Derbyshire Wildlife Site and Regionally Important Geological Sites at Ashwood Dale and Ashwood Dale Quarry. HRA guidance is required. [0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The habitat is improved and semi-improved grassland, with walls, dew ponds, scattered shrubs and trees. Development of the site risks medium ecological effects, with potential impacts on amphibians and invertebrates. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site is close to Fairfield Low Barrow (HER 2813) and its ancient enclosure - fossilised strip system makes the area one with high historic landscape value. [0 points]	Medium: score is doubled.	0

7 Appraisal of site options

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: An open greenfield site within the White Peak: Plateau Pastures Landscape Character Type, development could be of strategic concern to the National Park if the Cuningdale skyline becomes broken. [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 there are 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?	Negative: The site is around 15 minutes walk from a bus stop. An increase in new car journeys is likely. [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities at Fairfield that can be accessed within 20 minutes by bus and/or within a 10 minute walk; also employment at Tongue Lane Industrial Estate. [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		The greenfield site is an open area around 2 miles east of the town centre, within 400m of the Peak District Dale SAC at Cuning Dale and the Wye Valley SSSI (part of the SAC). Development could be of strategic concern to Natural England if adverse impacts are predicted for the SAC and to the National Park if the Cuningdale skyline becomes broken. There are limited facilities available at Fairfield, however new car journeys will be generated, adding to an already congested local road network.		
		Score: 20		

B9

Table 13 Appraisal of Option B9, Land behind Granby Road, Fairfield

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 a 15 minute bus or car journey of Buxton town centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0

7 Appraisal of site options

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: 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. It is however adjacent to Ashwood Dale. [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 (although there may be trees, hedges or small ponds) 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?	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. The site is close to Ashwood Dale cave site (HER 2823) [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 not previously developed, but it is well related to existing development [1 point]	High: score is trebled.	3

7 Appraisal of site options

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 there are 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 15 minutes walk of facilities at Fairfield and within ten minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
This greenfield site has received largely neutral assessments. Although very close to Ashwood Dale, no significant ecological or heritage impacts are anticipated; the site is within 15 minutes walk of facilities at Fairfield and within ten minutes walk of a bus stop; however journeys to Buxton town centre or further afield are likely to require a car, adding to an already congested local road network.				



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 31				

B10

Table 14 Appraisal of Option B10, Land off Dukes Drive

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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1



7 Appraisal of site options

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: 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. It is however adjacent to Ashwood Dale. [1 point]	Medium: score is doubled.	1
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	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]	Medium: score is doubled.	4
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	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; The site contains a lime kiln site (HER 31157) with medium / high archaeological potential. There have been prehistoric finds in the vicinity and potential to contain non-designated archaeology [0 point]	Medium: score is doubled.	0

7 Appraisal of site options

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>Neutral: The site is not previously developed, but it is adjacent to settlement and well related to existing development [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 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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<p>Neutral: The site is within 15 minutes walk of Buxton town centre and within ten minutes walk of a bus stop. However Dukes Drive itself has considerable highway constraints and is unsuitable for large vehicles and would not support bus travel. Considerable highway improvements would be required to support development. [1 point]</p>	Medium: score is doubled.	2
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. The site lies close to Buxton town centre and a large supermarket. [2 points]</p>	Medium: score is doubled.	4



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes. The site has capacity to deliver a high number of homes, a proportion of which could contribute significantly to affordable homes delivery. [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 (out of 51)</p> <p>This greenfield site has a primarily neutral assessments. Main areas of constraint would be the potential archaeological impact and the greenfield nature of the site, with its proximity to Ashwood Dale Wildlife Site. However there are no key conservation issues and the site is located close to and well related to Buxton and other development. Highway restraints are a concern with considerable highway improvements needed to support further development.</p> <p>Score: 36</p>				

7 Appraisal of site options

B11

Table 15 Appraisal of Option B11, Sherbrook Lodge, Harpur Hill 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: 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 Buxton and will contribute to the vitality of the centre, development within Harpur Hill could contribute to the development of a district centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is in an area of existing high traffic congestion where development is likely to make a disproportionate contribution to air, noise and light pollution Development in Harpur Hill and the cumulative impact of development on the Ashbourne Road corridor would have a considerable impact on the Fiveways Junction [0 points]	Low: score is not changed.	0



7 Appraisal of site options

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?	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. The site is of poor physical condition despite the presence of woodland on site. [2 points]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: There are habitats within the site that may make a significant local contribution to biodiversity. The development of the site is likely to lead to loss of part or all of the UK BAP habitat type woodland. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site involves the loss of known archaeological sites designated as having a medium historic interest. The site comprises of the route of the the roman road (HER 99030) as well as potential for loss of historic landscape. [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?	Neutral: The site is not previously developed, but it is within the settlement. The site at present is unsightly and its character could be enhanced through 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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6

7 Appraisal of site options

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 within 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site has potential to deliver some affordable homes contribution [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 (out of 51)				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	<p>This site scored favourably in the objectives weighted high. The site is located close to Higher Buxton with services and facilities within walking distance, however car use is highly likely as there are limited services in Harpur Hill itself. Development in the Harpur Hill area may require some highway improvement to the already congested Fiveways junction. Development of a district centre could reduce this.</p> <p>Score: 34</p>			

B12

Table 16 Appraisal of Option B12, Land adjacent to Buxton Hospital, London 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: 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	6



7 Appraisal of site options

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?	Negative: The site is 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]	Low: score is not changed.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: The site comprises of the route for the Roman Road (HER 99030) and development could have an adverse impact on known archaeological sites designated as having medium historic interest. [0 points]	Medium: score is doubled.	0
9	Protect and enhance the character and appearance of the landscape		High: score is trebled.	3



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	and other natural assets including water courses?	Neutral: The site is not previously developed, but it is within the Buxton settlement, development would have a low biodiversity impact. [1 point]		
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 [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	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]	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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site is a small greenfield site and 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

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
<p>Overall comments and Total Score (out of 51)</p> <p>This small greenfield site scores mainly positive assessments. It is a small site adjacent to residential properties, well located with close proximity to many services and bus routes. Development would have limited biodiversity and conservation impacts however archaeological concerns exist around the Roman Road route, development would require an archaeological survey to ascertain the scope of potential impacts.</p> <p>Score: 36</p>				

B13

Table 17 Appraisal of Option B13, Green Lane Farm

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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is in close proximity to the Grin Low SSSI and significant impacts could result. Ecological assessments would be required to ascertain extent of impact. [0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site is greenfield comprising of improved grassland and lies in close proximity to the Grinlow SSSI where there are habitats that may make a significant local contribution to biodiversity and potential for protected species or species of conservation importance to be present. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site is adjacent to a conservation area, with medium archaeological potential and high historic landscape value. Development would have an adverse impact on their setting particularly the nationally important Grin Low lime burning site (HER 2896) and Grin Low SSSI; and development risks an adverse impact on the conservation area. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character in the nearby conservation area and the Grinlow SSSI natural asset [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 there are 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?	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]	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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site is greenfield with capacity to take a high number of homes and 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 (out of 51)				
The sites close proximity to the Grinlow SSSI and the conservation area is of concern and some significant ecological and heritage impacts could be expected.				



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 30				

B14

Table 18 Appraisal of Option B14, Land to south east of Green Lane

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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1

7 Appraisal of site options

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 in close proximity to the Grin Low SSSI and significant impacts could result. Ecological assessments would be required to ascertain extent of impact. [0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site is greenfield comprising of improved grassland and lies in close proximity to the Grinlow SSSI where there are habitats that may make a significant local contribution to biodiversity and potential for protected species or species of conservation importance to be present. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site is adjacent to a conservation area, with medium archaeological potential and high historic landscape value. Development would have an adverse impact on their setting particularly the nationally important Grin Low lime burning site (HER 2896) and Grin Low SSSI; and development risks an adverse impact on the conservation area. [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 greenfield, in the countryside and risks an adverse impact on landscape character in the nearby conservation area and the Grinlow SSSI natural asset [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6



7 Appraisal of site options

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 a town centre, and 5 minutes walk from a bus stop or a 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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site is greenfield with capacity to take a high number of homes and 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 (out of 51)				
The site's close proximity to the Grinlow SSSI and the conservation area is of concern and some significant ecological and heritage impacts could be expected.				
Score: 30				

7 Appraisal of site options

B15

Table 19 Appraisal of Option B15, Land off Leek 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: 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 minute bus or car journey of Buxton town centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 100m of the Grinlow SSSI where significant impacts could result from development. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]</p>	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	<p>Neutral: The site is not centrally located and will have limited impact to the existing quality of the built environment. The site does include some historic landscape including post 1650 parliamentary enclosure, as well as a nearby grade II listed limehouse the setting of which would need to be considered in any development of this site. [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>Negative: The site is greenfield, on the edge of the countryside and close to the Peak Park boundary. Development risks an adverse impact on landscape character and a nearby natural asset, Grinlow SSSI (eg pond, river, reservoir, woodland). [0 points]</p>	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	<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>	High: score is trebled.	6

7 Appraisal of site options

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 within 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Positive: The site has potential to deliver some affordable homes however the sloping nature of the site may limit the sites capacity and impact development economics. [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 (out of 51)</p> <p>This greenfield site is located on the edge of Buxton but well related to other residential development and close to good public transport links into Buxton . The siting of any development would need to take into consideration the setting and location of a Grade II listed limehouse as well as its prominent setting in the landscape especially due to the sloping nature of the site and proximity to the Grinlow SSSI.</p> <p>Score: 30</p>				



7 Appraisal of site options

B16

Table 20 Appraisal of Option B16, Harehill Kennels, Burbage

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1

7 Appraisal of site options

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: 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 (although there may be trees, hedges or small ponds) 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?	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]	Medium: score is doubled.	2



7 Appraisal of site options

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?	Positive: The site is previously developed land, with 50% brownfield, however there are a number of mature trees present subject to a tree preservation order. [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Neutral: The site is in flood zone 1 but close to the River Wye with possible flood risk. [1 point]	High: score is trebled.	3
11	Help to reduce the number of journeys made by car?	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]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
15	Enable provision of affordable housing	Positive: The site has potential to deliver affordable homes however the sloping nature of the site may impact on development economics making affordable housing delivery not viable. [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 [1 point]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>The site is largely brownfield, however development here may have a negative impact on landscape character and the setting of the Peak District National Park. Also its distance from the town centre and public transport links are a negative. Its sloping nature and prominence in the landscape are a concern, as well as potential flood risk from the River Wye.</p> <p>Score: 32</p>				



7 Appraisal of site options

B17

Table 21 Appraisal of Option B17, Land off Macclesfield Main 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: 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 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1

7 Appraisal of site options

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 400m the Peak District National Park and significant impacts could result. Development here would extend up to the National Park boundary. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	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. The site is adjacent to the historic Cromford and High Peak Railway as well as post 1650 parliamentary enclosure, which would require further investigation [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, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) and would extend the western edge of Burbage into open countryside with negative impacts on the views and landscape character. [0 points]	High: score is trebled.	0



7 Appraisal of site options

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?	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]	High: score is trebled.	3
11	Help to reduce the number of journeys made by car?	Neutral: The site is within ten minutes walk of a bus stop with regular buses into Buxton [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. [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	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]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This large greenfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and its proximity to the National Park boundary. The site is relatively distant from the town centre.				
Score: 26				

B18

Table 22 Appraisal of Option B18, Land at A53/A54, Buxton

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and significant impacts could result. Development here would extend up to the National Park boundary. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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 adjacent to settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site is adjacent to the historic Cromford and High Peak Railway which would require further investigation. The present poor quality of the site and poor visual amenity could be improved with development. [1 point]	Medium: score is doubled.	2
9	Protect and enhance the character and appearance of the landscape	Neutral: The site is 30% brownfield and adjacent to the countryside, further development may risk adverse effects on landscape character and would	High: score is trebled.	3



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	and other natural assets including water courses?	extend the western edge of Burbage into open countryside with negative impacts on the views and landscape character. [1 points]		
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	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]	High: score is trebled.	3
11	Help to reduce the number of journeys made by car?	Neutral: The site is within ten minutes walk of a bus stop with regular buses into Buxton [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. [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

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This partly brownfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and it's proximity to the National Park boundary. The site is relatively distant from the town centre.</p> <p>Score: 29</p>				

B19

Table 23 Appraisal of Option B19, Ladmanlow Yard, Leek Road, Buxton

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



7 Appraisal of site options

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?	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]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and significant impacts could result. Development here would extend up to the National Park boundary. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	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. The site is adjacent to the historic	Medium: score is doubled.	2



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		Cromford and High Peak Railway which would require further investigation. The present poor quality of the site and poor visual amenity could be improved with development. [1 point]		
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: The site is 30% brownfield and adjacent to the countryside, further development may risk adverse effects on landscape character and would extend the western edge of Burbage into open countryside with negative impacts on the views and landscape character. [1 points]	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	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]	High: score is trebled.	3
11	Help to reduce the number of journeys made by car?	Neutral: The site is within ten minutes walk of a bus stop with regular buses into Buxton [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. [2 points]	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

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This partly brownfield site has a range of positive and neutral assessments. Negative scores come from its potential impact on the open countryside, landscape character and views, and it's proximity to the National Park boundary. The site is relatively distant from the town centre.</p> <p>Score: 27</p>				

B20

Table 24 Appraisal of Option B20, Land off Ashbourne Road, Buxton

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
1	Support economic development and new employment opportunities?		High: score is trebled	3



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		Neutral: Employment is neither provided nor lost [1 point].		
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of Buxton centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is close to scheduled monument, Fox Low Barrow, and extension of the site could impact negatively on the Plateau Pastures landscape character and view points from the National Park. [0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Positive: The site has neither nature conservation designations nor known features of high conservation value (although there may be trees, hedges or small ponds) but is over 8ha in size, enabling development to deliver nature conservation enhancement. [2 points]	Medium: score is doubled.	4
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Negative: The site involves the loss of archaeological sites designated as having historic interest including early medieval earthwork bank	Medium: score is doubled.	0

7 Appraisal of site options

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>(HER2856/7), course of the Roman Road (HER 8826) and Mesolithic flint scatter 9HER 31109), and may have an adverse impact on the setting of Foxlow Round Barrow; [0 points]</p> <p>Neutral: The site is not previously developed, but it is adjacent to the Buxton settlement, the combination of sites B20, B21 and B22 may constitute a significant urban extension of Harpur Hill, impacting on the nature and scale of the settlement and significant landscape issues. [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 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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<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>	Medium: score is doubled.	2



7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus [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	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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This large greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area.</p> <p>Score: 34</p>				

7 Appraisal of site options

B21

Table 25 Appraisal of Option B21, Land at Foxlow Farm (between B20 and B22), Buxton

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 Buxton centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is close to scheduled monument, Fox Low Barrow, and extension of the site could impact negatively on the Plateau Pastures landscape character and view points from the National Park . [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) . [1 points]	Medium: score is doubled.	2



7 Appraisal of site options

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?	<p>Negative: The site involves the loss of archaeological sites designated as having historic interest including early medieval earthwork bank (HER2856/7), course of the Roman Road (HER 8826) and Mesolithic flint scatter 9HER 31109), and may have an adverse impact on the setting of Foxlow Round Barrow; [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>Neutral: The site is not previously developed, but it is adjacent to the Buxton settlement, the combination of sites B20, B21 and B22 may constitute a significant urban extension of Harpur Hill, impacting on the nature and scale of the settlement and significant landscape issues. [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 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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<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>	Medium: score is doubled.	2

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus [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	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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area. The site could not be developed in isolation and would need to connect with either B20 and/or B21. \</p> <p>Score:30</p>				

7 Appraisal of site options

B22

Table 26 Appraisal of Option B22, Foxlow Farm, Ashbourne Road, Buxton

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 Buxton centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is close to scheduled monument, Fox Low Barrow, and extension of the site could impact negatively on the Plateau Pastures landscape character and view points from the National Park . [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) . [1 points]	Medium: score is doubled.	2



7 Appraisal of site options

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?	<p>Negative: The site involves the loss of archaeological sites designated as having historic interest including early medieval earthwork bank (HER2856/7), course of the Roman Road (HER 8826) and Mesolithic flint scatter 9HER 31109), and may have an adverse impact on the setting of Foxlow Round Barrow; [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>Neutral: The site is not previously developed, but it is adjacent to the Buxton settlement, the combination of sites B20, B21 and B22 may constitute a significant urban extension of Harpur Hill, impacting on the nature and scale of the settlement and significant landscape issues. [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 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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<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>	Medium: score is doubled.	2



7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus [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	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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This greenfield site is located on the edge of Buxton, in a prominent location on the A515 Ashbourne Road. The site has received largely mixed results, with most negative impacts being on the landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. However the site is well related to other residential development in Harpur Hill. The site is relatively distant from the town centre however there are good public bus services in the area. The site has potential to develop with adjacent options with scope for a new access road.</p> <p>Score: 32</p>				

7 Appraisal of site options

B23

Table 27 Appraisal of Option B23, Land on Burlow Road (behind pub), Harpur Hill

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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 no nature conservation designations however there are grassland features of unknown conservation value. Medium potential impact of development. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	Neutral: The site is within the Harpur Hill settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. Site is adjacent to the High Peak and Cromford Railway (HER 99001) and development would need to take consideration of the setting and possible quarrying impacts. [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 not previously developed, but it is within the Buxton settlement. However the site is located within the plateau pastures landscape character area and development could interrupt the simple and expansive views. [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	

7 Appraisal of site options

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 from any centre or bus stop [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Negative: There are no services or facilities that can be reached on foot and limited services by bus journey of 20 minutes or less [0 points]	Medium: score is doubled.	0
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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
This greenfield site is relatively distant from the town centre and other services and not well linked by public transport. The site is in a prominent elevated location where development, especially the cumulative impact of sites B24-B30, could impact on sensitive location changing the nature and scale of the landscape.				
Score: 22				

7 Appraisal of site options

B24

Table 28 Appraisal of Option B24, Blue Lagoon and adjacent land, Harpur Hill

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site's topography of the site and its prominent location is likely to make development open to view from the National Park and care would need to be taken to ensure that the horizon is not effected and there are not significant adverse landscape impacts. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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?	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]	Medium: score is doubled.	4
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site is adjacent to the Cromford and High Peak Railway (HER 99001) and some railway features fall within the boundary of the site including Hoffman Kiln (HER 2843) and a loading dock (HER 31153). Development may have an adverse impact on the setting of Fox Low Barrow ; 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]	Medium: score is doubled.	0
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Neutral: The site is not previously developed, but it is within a settlement [1 point]	High: score is trebled.	3



7 Appraisal of site options

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 there are 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?	Negative: The site is more than 15 minutes walk from any centre or bus stop [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	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]	Medium: score is doubled.	0
15	Enable provision of affordable housing	Negative: The site has potential to deliver affordable homes however the nature of the site including topography constraints and significant contamination and ground stability issues would impact on the viability of any scheme 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 [1 point]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This former quarry site has a number of negative attributes. Development here could impact significantly on the open view from the National Park to the north, and the cumulative impact of development here (sites B24-B30) could have a significant effect on the landscape, changing the nature and scale of the area. The site is not well linked by public transport and is some distance from any services and facilities.				
Score: 26				

B25

Table 29 Appraisal of Option B25, Haslin Road, Harpur Hill

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 a 15 minute car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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 (although there may be trees, hedges or small ponds) 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 adjacent to settlement 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, in the countryside and risks an adverse impact on landscape character. The site has an elevated	High: score is trebled.	0



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
10	location and intrusion into the open countryside could have significant landscape impacts. [0 points] 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 [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Negative: The site is more than 15 minutes walk from any centre or bus stop [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	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]	Medium: score is doubled.	0
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 [1 point]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	Overall comments and Total Score (out of 51)			
	<p>This site does not score positively on any objective other than affordable housing provision. There are significant impacts on the open countryside and landscape character of an expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is distant from the town centre and any services and facilities and is not well served by public transport.</p> <p>Score: 25</p>			

B26

Table 30 Appraisal of Option B26, Land between Haslin Road and Burlow Road, Harpur Hill

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?	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]	Medium: score is doubled.	0
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1

7 Appraisal of site options

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: 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 (although there may be trees, hedges or small ponds) 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 adjacent to settlement 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, in the countryside and risks an adverse impact on landscape character or a natural asset. The site has an elevated location and would	High: score is trebled.	0



7 Appraisal of site options

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>constitute intrusion into the open countryside could have significant landscape impacts. [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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	<p>Negative: The site is more than 15 minutes walk from any centre or bus stop [0 points]</p>	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	<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.	0
15	Enable provision of affordable housing	<p>Positive: The site has potential to deliver affordable homes [2 points]</p>	High: score is trebled.	6
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	<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>	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
<p>This site does not score positively on any objective other than affordable housing provision. There are significant impacts on the open countryside and landscape character of an expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is distant from the town centre and any services and facilities and is not well served by public transport.</p> <p>Score: 23</p>				

B27

Table 31 Appraisal of Option B27, Harpur Hill College Campus

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 a 15 minute bus or car journey of Buxton and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1



7 Appraisal of site options

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?	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]	Medium: score is doubled.	4
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?	Positive: The site is within settlement and will make a positive contribution to the existing community improving a previously developed site and providing opportunity for improvement to 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 [2 points]	High: score is trebled.	6

7 Appraisal of site options

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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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. [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	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]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This site comprises 70% brownfield and a former campus site, allocated in current local plan for housing. Though relatively distant from the town centre facilities, the site is well serviced by local bus routes. Development would have no impact on surrounding landscape character and could contribute significantly to improving the built environment.				
Score: 41				

B28

Table 32 Appraisal of Option B28, Land at Haslin Road, Harpur Hill

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 a 15 minute bus or car journey of Buxton and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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 adjacent to settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. However the site has medium archaeological potential and its proximity to the Foxlow Round Barrow, Mesolithic flint scatter (HER 31109) should be considered with any development. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset. The site has an elevated location and would constitute intrusion into the open countryside could have significant landscape impacts. [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 there are 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 ten minutes walk of a bus stop. [1 point]	Medium: score is doubled.	2
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

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This large greenfield site has a range of positive and negative attributes. However there are significant impacts on the open countryside and landscape character of a relatively simple, expansive limestone pasture. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport. The site has potential to be developed in conjunction with B29.</p> <p>Score: 31</p>				

B29

Table 33 Appraisal of Option B29, Land between Burlow Road and Heathfield Nook Road, Harpur Hill

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

7 Appraisal of site options

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?	Neutral: The site is within a 15 minute bus or car journey of Buxton and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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 (although there may be trees, hedges or small ponds) 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?	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. However the site has medium archaeological potential and its proximity to the Foxlow Round Barrow, Mesolithic flint scatter (HER 31109) should be considered with any development. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset. The site has an elevated location and would constitute intrusion into the open countryside could have significant landscape impacts. [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 there are 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 ten minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
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	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]	Low: score is not changed.	1



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	Overall comments and Total Score (out of 51)			
	<p>This large greenfield site has a range of positive and negative attributes. However there are significant impacts on the open countryside and landscape character of a relatively simple, expansive limestone pasture character type. Development impacts both individually and collectively (in respect of sites B24-B30) cumulative impacts would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport. The site has potential to be developed in conjunction with B28.</p> <p>Score: 29</p>			

B30

Table 34 Appraisal of Option B30, Land south of Burlow 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: 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?	<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>	Medium: score is doubled.	0

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		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]		
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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, although there are some mature trees on part of the site. 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 adjacent to settlement 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, in the countryside and risks an adverse impact on landscape character or a natural asset. The site	High: score is trebled.	0



7 Appraisal of site options

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>has an elevated location and would constitute intrusion into the open countryside could have significant landscape impacts. [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>	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within ten minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This large greenfield site has a range of positive and negative attributes. There are significant impacts on the open countryside and landscape character of a relatively simple, expansive limestone pasture landscape character type. Development impacts both individually and collectively (in respect of sites B24-B30) would need to be assessed for any application. The site is relatively distant from the town centre and relies heavily on car use or public transport.</p>				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 27				



7 Appraisal of site options

Central area

C1

Table 35 Appraisal of Option C1, Hayfield Bus Depot

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 Hayfield village centre and will contribute to the vitality of the centre. [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 Hayfield village and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is in close proximity to the Dark Peak/ South Pennine Moor SAC and SPA. The site also sits at the head of the Sett Valley Trail, as well being 300m from the Bluebell Wood local nature reserve. [0 points]	Medium: score is doubled.	0
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 is in close proximity to a number of conservation areas and a local trail which could be impacted by increased recreational use. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 adjacent to Hayfield village and its development will have neither a positive nor negative impact on the existing quality of the built environment. Heritage assets include the former Hayfield Station (HER 7535 and HER 7549). [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?	Positive: The site is previously developed land [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 there are 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 15 minutes walk of Hayfield village centre and within ten minutes walk of a bus stop [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This site is a 100% brownfield and within the built up area boundary. The site scores negatively in respect of its proximity to the Dark Peak/South Pennine Moor SAC and SPA and conservation area, with a number of nearby listed buildings whose setting may be impacted. The site is well related to other residential properties.</p> <p>Score: 35</p>				

C2

Table 36 Assessment of Option C2, Land at New Mills Road, Hayfield

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 Hayfield village centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

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 within or adjacent to Hayfield village and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m of the Dark Peak/South Pennine Moor SAC and SPA and in close proximity to a local nature reserve. [0 points]	Medium: score is doubled.	0
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, although there are some mature trees on site. Development will not deliver biodiversity enhancement. However the site is located adjacent to the Hayfield conservation area. [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 outside the built area boundary and adjacent to the Hayfield settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site is adjacent to the Hayfield conservation area and a grade II listed buildings whose setting could be impacted by development. [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 and outside the built up area boundary and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]	High: score is trebled.	0



7 Appraisal of site options

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 there are 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 15 minutes walk of Hayfield village centre and within ten minutes walk of a bus stop. [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
This site is 100% greenfield and outside the built up area boundary of Hayfield. The site is adjacent to the Hayfield conservation area with a nearby grade II listed building, which could be negatively impacted by development here.				
Score: 29				

7 Appraisal of site options

C3

Table 37 Assessment of Option C3, Land off Derby 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?	Neutral: The site is within a 15 minute bus or car journey of New Mills centre and will have limited positive impact on the vitality of the centre. [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 New Mills settlement and in an area without high levels of existing traffic congestion. [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. The site is approximately 300m from The Watford Lodge Local Nature Reserve. [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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	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]	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 not previously developed, but it is within a settlement [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 there are 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 15 minutes walk of New Mills town centre and within ten minutes walk of a bus stop or train station [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 10 minute walk. However development here has potential to impact on education capacity and may require the school to be rebuilt and relocated. [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

7 Appraisal of site options

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	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 (out of 51)				
This site is a relatively flat, greenfield site, adjacent to existing residential development. The site is distant from town centre facilities, but a number of services and facilities can be accessed on foot and the are good local bus services.				
Score: 35				

C4

Table 38 Assessment of Option C4, Land off Low Leighton 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 15 minutes walk of New Mills centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1



7 Appraisal of site options

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: 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. However the site does lie in close proximity to the Dark Peak/South Pennine Moor SAC and SPA, but development would not adversely impact provided it does not extend the 200m contour. [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 (although there may be trees, hedges or small ponds) 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 adjacent to 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
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield, in the countryside and risks an adverse impact on the Dark Peak and South Pennine Moor SAC/SPA. [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6

7 Appraisal of site options

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 within 15 minutes walk of New Mills centre and within ten minutes walk of a bus stop or train station [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 10 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
<p>Overall comments and Total Score (out of 51)</p> <p>This flat greenfield site is adjacent to the built up area boundary but well related to other residential development. Access to the site is constrained and lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character.</p> <p>Score: 34</p>				

7 Appraisal of site options

C5

Table 39 Assessment of Option C5, Land at Ollersett Lane/Pingot 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 15 minutes walk of New Mills centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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. However the site does lie in close proximity to the Dark Peak/South Pennine Moor SAC and SPA, but development would not adversely impact provided it does not extend the 200m contour. [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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	Neutral: The site is adjacent to 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
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield, in the countryside and risks an adverse impact on the Dark Peak and South Pennine Moor SAC/SPA. [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 there are 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 15 minutes walk of New Mills centre and within ten minutes walk of a bus stop or train station [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 10 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 (out of 51)				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	<p>This slightly sloping greenfield site is adjacent to the built up area boundary but well related to other residential development. Access to the site is constrained with frontage to Ollersett Lane and difficulty satisfactory access. The site lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character.</p> <p>Score: 34</p>			

C6

Table 40 Assessment of Option C6, Land at 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 15 minutes walk of New Mills centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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. However the site does lie in close proximity to the Dark Peak/South	Medium: score is doubled.	2

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		Pennine Moor SAC and SPA, but development would not adversely impact provided it does not extend the 200m contour. [1 point]		
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 (although there may be trees, hedges or small ponds) 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?	Negative: The site is adjacent to the built up area boundary. Development may have a negative impact on the wider setting of Ollersett Hall Farm (HER 10704), a Grade II listed building. [0 point]	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 greenfield, in the countryside and risks an adverse impact on the Dark Peak and South Pennine Moor SAC/SPA. [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 there are 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 15 minutes walk of New Mills centre and within ten minutes walk of a bus stop or train station [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 10 minute walk [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
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 (out of 51)</p> <p>This flat greenfield site is adjacent to the built up area boundary but well related to other residential development. The site lies within the shallow coal reserve area. The cumulative impacts of sites C4, C5 and C6 could have a significant impact on landscape character. Development could impact on the setting of a grade II listed building.</p> <p>Score: 32</p>				

C7

Table 41 Assessment of Option C7, Land at Woodside Street, 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?	Negative: There is a loss of land on parts of the site 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4



7 Appraisal of site options

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?	Negative: The site is 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] 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. The site is adjacent to the Gotyside Meadows local nature reserve, and increased recreational use or air emissions could have an impact. [1 point]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	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 is within the settlement and its development will have an impact on the existing quality of the built environment. The site contains a number of designations of high value in terms of built heritage and archaeology of industrial period. These include Peak Forest Canal warehouse (HER 10709), Canal Foundry (HER 10733) and the site of Victoria Mill (HER 10732). Development could provide an opportunity for re-use of historic industrial buildings and regeneration of the canal basin area. [1 points]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?			



7 Appraisal of site options

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?	Positive: The site is previously developed land [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 there are 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?	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]	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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes. [0 points]	High: score is trebled.	0
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 (out of 51)</p> <p>This brownfield site is well located in the town of New Mills within the built up area boundary. There are a number of buildings of high archaeological potential and built heritage. Development could provide an opportunity to regenerate the canal basin area. The site is well serviced by local bus routes and is only a short distance from the Buxton-Manchester train line.</p>				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 34				

C8

Table 42 Assessment of Option C8, Land at Wharf 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?	Negative: There is a loss of land on parts of the site 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
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. The site is adjacent to the Gotyside Meadows local nature reserve, and increased recreational use or air emissions could have an impact. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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 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]	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 settlement and its development will have neither a negative nor positive impact on the existing quality of the built environment. The site is adjacent to a conservation area and the setting may be negatively impacted, however development could provide an opportunity for re-use of historic industrial buildings and regeneration of the canal basin area. [1 points]	Medium: score is doubled.	2
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 [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	0
11	Help to reduce the number of journeys made by car?	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]	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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes.[0 points]	High: score is trebled.	0
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 (out of 51)				
This previously developed site is well located to town centre services, however there are access constraints and the site lies wholly within flood zone three.				
Score: 26				

C9

Table 43 Assessment of Option C9, Land south of Macclesfield 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 centre. [2 points]	Medium: score is doubled.	4



7 Appraisal of site options

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?	Negative: The site is in an area of existing high traffic congestion where development is likely to make a disproportionate contribution to air, noise and light pollution. Development would contribute to increased traffic along Macclesfield Road at peak times at will have negative impacts on an already congested junction. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is designated, or is within 250m of the Toddbrook Reservoir SSSI where impacts could result and possible loss of habitat. [0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site lies within a primary Area of Multiple Environmental Sensitivity. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site lies within a primary Area of Multiple Environmental Sensitivity. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]	High: score is trebled.	0

7 Appraisal of site options

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 there are 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 15 minutes walk of Whaley Bridge centre and within ten minutes walk of a bus stop or train station [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/or within a 10 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
<p>Overall comments and Total Score (out of 51)</p> <p>This large greenfield site has a number of environmental and transport constraints. Negative impacts are provided by its location to the Toddbrook Reservoir SSSI, prominence as a greenfield site in the countryside, and designation by Derbyshire County Council as a primary Area of Multiple Environmental Sensitivity.</p> <p>Score: 27</p>				

7 Appraisal of site options

C10

Table 44 Appraisal of Option C10, Land at Horwich End, 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within close proximity to the Toddbrook Reservoir SSSI and could have negative landscape impacts on the Dark Peak SAC. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: 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, however the site is adjacent to the	Medium: score is doubled.	0



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		conservation area. The site lies within a primary Area of Multiple Environmental Sensitivity. [0 point]		
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	Negative: The site is greenfield, in the countryside and risks an adverse impact on the Settled Valley Pastures Landscape Type [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 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 (out of 51)				



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	This greenfield site, sloping in parts, has potential to be developed in conjunction with C11. The sites negative impacts principally come from its impact on the landscape character and potential to impact on important nearby designated sites.			
	Score: 29			

C11

Table 45 Appraisal of Option C11, Land at Horwich End Extension, 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within close proximity to the Toddbrook Reservoir SSSI and could have negative landscape impacts on the Dark Peak SAC. [0 points]	Medium: score is doubled.	0

7 Appraisal of site options

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 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]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: 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, however the site is adjacent to the conservation area. The site lies within a primary Area of Multiple Environmental Sensitivity.[0 point]	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 greenfield, in the countryside and risks an adverse impact on the Settled Valley Pastures Landscape Type [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
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 (out of 51)</p> <p>Option C11 has potential to be developed with site C10, however there are a number of potential negative impacts recorded. Primarily these arise from negative impacts predicted to landscape character and the potential to present an adverse impact on the Peak District National Park and its setting. Positive impacts principally come from its location to facilities and services.</p> <p>Score: 29</p>				

C12

Table 46 Appraisal of Option C12, Land off Brierly Park, 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?	Neutral: Employment is neither provided nor lost [1 point].	High: score is trebled	3

7 Appraisal of site options

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?	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]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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 (although there may be trees, hedges or small ponds) 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?	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. The site is adjacent to a conservation area. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This greenfield site is located in a small village setting with limited nearby facilities and services. There are considerable access constraints with options to gain suitable access severely limited.</p>				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Score: 29				

C13

Table 47 Appraisal of Option C13, Land at Buxton Road, Chinley

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 Chinley village centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is in an area of existing high traffic congestion primarily from the school, development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]	Low: score is not changed.	0
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



7 Appraisal of site options

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 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]	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 settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site is adjacent to recent residential development. [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 not previously developed, but it is within a settlement [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This site has received largely neutral assessments. A greenfield site adjacent to recent residential development. There is a lack of facilities and services nearby.</p> <p>Score: 33</p>				

7 Appraisal of site options

Glossopdale

G1

Table 48 Appraisal of Option G1, Arnfield Water Treatment Works, Tintwistle

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is remote from a settlement centre and 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]	Low: score is not changed.	0
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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. There is a body of water present so potential for amphibians, aquatic and semi-aquatic species to be present. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 settlement and will make a positive contribution to the existing community [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 [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [1 point]	Medium: score is doubled.	2
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0

7 Appraisal of site options

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: 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]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
This brownfield site is currently used as a water treatment works and there is potential contamination. The site scores primarily neutral impacts around access to facilities and services. The site is located within the village boundary.				
Score: 29				

G2

Table 49 Appraisal of Option G2, Paradise Street, Hadfield

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 Hadfield village centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1



7 Appraisal of site options

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?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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?	Positive: The site is within settlement and will make a positive contribution to the existing community [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 [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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	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]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
This site has scored mainly positive and neutral assessments. A brownfield site located within the boundary of Hadfield and well located for local services and good bus routes in the larger settlement of Glossop.				
Score: 43				

G3

Table 50 Appraisal of Option G3, Roughfields, Hadfield

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



7 Appraisal of site options

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?	Neutral: The site is within a 15 minute bus or car journey of Hadfield centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m of the Peak District National Park where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	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. The site includes a small block of fossilised ancient strip fields. [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, adjacent to the built up area boundary and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]	High: score is trebled.	0



7 Appraisal of site options

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 there are 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 15 minutes walk of Hadfield settlement centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk. Part of the site is to be retained for future education use. Any further development above and beyond this and access to education services will be of concern. [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 [1 point]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This large greenfield site is located adjacent to Hadfield boundary. The site currently consists of on site play facilities that would need to be retained or replaced in respect of any development. Part of the site is to be retained for future education use. The site has is in close proximity to the National Park boundary however the site itself has no known features of conservation value.</p> <p>Score: 27</p>				

7 Appraisal of site options

G4

Table 51 Appraisal of Option G4, Temple Street, Padfield

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is remote from a settlement centre where development is likely to make a disproportionate contribution to air, noise and light pollution. [0 points]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m of a nationally or internationally designated site where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: The site involves the loss of known archaeological sites including fossilised ancient strip fields designated as having high historic landscape value. The site is partially in the conservation area and development risks having an adverse impact on their setting. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset (woodland on part of site) [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
The site scores mainly neutral and negative assessments, based mainly on issues around loss of landscape character and impact on the settlement of Padfield.				
Score: 24				

7 Appraisal of site options

G5

Table 52 Appraisal of Option C5, Adjacent to Park Crescent, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [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 Glossop settlement and in an area without high levels of existing traffic congestion. [1 point]]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is adjacent to a grade II listed registered park and the setting of a scheduled monument (SM 23309). The site is also adjacent to the conservation area where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: The site involves the loss of known archaeological sites designated as having historic interest, and would have an adverse impact on	Medium: score is doubled.	0



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		the setting of the scheduled monument (SM 23309), the conservation area and nearby Manor Park. [0 points]		
9	Protect and enhance the character and appearance of the landscape and other natural assets including water courses?	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). The site was extend the built up area boundary to the greenbelt. Also the site's visual prominence and sensitive location could result in adverse landscape impacts. [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 there are 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 15 minutes walk of a Glossop centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This greenfield site scores largely negative assessments, principally from the loss of greenfield land and development outside the built up area boundary to the greenbelt. The sites prominent visual location could have potential landscape character impacts. The site is relatively distant from the town centre with poor access.				
Score: 29				

G6

Table 53 Appraisal of Option G6, North Road, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [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 Glossop settlement and in an area without high levels of existing traffic congestion. [1 point]]	Low: score is not changed.	1



7 Appraisal of site options

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 adjacent to a grade II listed registered park and the setting of a scheduled monument (SM 23309). The site is also adjacent to the conservation area where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 but is over 8ha in size, enabling development to deliver nature conservation enhancement. There are some mature trees present on site and a reservoir that could contain some biodiversity value. [1 points]	Medium: score is doubled.	2
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site involves the loss of known archaeological sites designated as having historic interest, and would have an adverse impact on the setting of the scheduled monument (SM 23309), the conservation area and nearby Manor Park. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland). The site was extend the built up area boundary to the greenbelt. Also the site's visual prominence and sensitive location could result in adverse landscape impacts. [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6

7 Appraisal of site options

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 within 15 minutes walk of a Glossop centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2
13	Improve access to jobs, services and facilities?	Neutral: There are limited facilities that can be accessed within 20 minutes by bus and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>This greenfield site scores largely negative assessments, principally from the loss of greenfield land and development outside the built up area boundary to the greenbelt. The sites prominent visual location could have potential landscape character impacts. The site is relatively distant from the town centre with poor access. The site includes a reservoir and mature trees.</p> <p>Score: 29</p>				



7 Appraisal of site options

G7

Table 54 Appraisal of Option G7, Land off Woodhead Road (Kingsmoor Fields), 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?	Positive: The site is within 15 minutes walk of Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [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: The site contains UK BAP priority habitat type 'lowland dry acid grassland shrubs and trees. 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 point]	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 settlement 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

7 Appraisal of site options

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 with only 75% believed to be developable, in the countryside and risks an adverse impact on the sensitive landscape character or a natural asset (eg pond, river, reservoir, woodland). [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 there are 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 15 minutes walk of Glossop centre and within ten minutes walk of a bus stop or train station [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/or within a 10 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 (out of 51)				
This site has a range of neutral scorings. The negative impacts come from development into the countryside and loss of greenfield land. The site scores positively on its ability to contribute to affordable housing provision and reasonable distance from the town centre.				



7 Appraisal of site options

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

G8

Table 55 Appraisal of G8, Land off Woodhead Road, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [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 settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and would constitute encroachment up to the designated boundary. The site is also within 1km of Shire Hill ancient woodland. boundary where significant impacts could result. [0 points]	Medium: score is doubled.	0

7 Appraisal of site options

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?	Negative: There are mature trees on site considered to make a contribution to biodiversity and there is potential for protected species or species of conservation importance to be present. There is a tree preservation order on part of the site. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: Development risks an adverse impact on the Old Glossop conservation area and its setting. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland). Development would reduce the natural setting currently afforded to the National Park. It would constitute development outside the built up area boundary and develop up to the greenbelt. The visual prominence of the site and sensitive nature of the landscape could be adversely impacted. [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 there are 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 15 minutes walk of Glossop centre and within ten minutes walk of a bus stop or train station [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. [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
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 (out of 51)</p> <p>Development on this large greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre.</p> <p>Score: 26</p>				

G9

Table 56 Appraisal of G9, Land off Woodhead Road (1), 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and would constitute encroachment up to the designated boundary. The site is also within 1km of Shire Hill ancient woodland. boundary where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: Development risks an adverse impact on the Old Glossop conservation area and its setting. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland). Development would reduce the natural setting currently afforded to the National Park. It would constitute development outside the built up area boundary and develop up to the greenbelt. The visual prominence of the site and sensitive nature of the landscape could be adversely impacted. [0 points]	High: score is trebled.	0



7 Appraisal of site options

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 there are 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 15 minutes walk of Glossop centre and within ten minutes walk of a bus stop or train station [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. [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
<p>Overall comments and Total Score (out of 51)</p> <p>Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites.</p> <p>Score:28</p>				

7 Appraisal of site options

G10

Table 57 Appraisal of G10, Land off Woodhead Road (2), 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [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 settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and would constitute encroachment up to the designated boundary. The site is also within 1km of Shire Hill ancient woodland. boundary where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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: Development risks an adverse impact on the Old Glossop conservation area and its setting. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland). Development would reduce the natural setting currently afforded to the National Park. It would constitute development outside the built up area boundary and develop up to the greenbelt. The visual prominence of the site and sensitive nature of the landscape could be adversely impacted. [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 there are 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 15 minutes walk of Glossop centre and within ten minutes walk of a bus stop or train station [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. [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

7 Appraisal of site options

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	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 (out of 51)</p> <p>Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites. The site has access constraints.</p> <p>Score:28</p>				

G11

Table 58 Appraisal of G11, Land off Woodhead Road (3), 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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 settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m the Peak District National Park and would constitute encroachment up to the designated boundary. The site is also within 1km of Shire Hill ancient woodland. boundary where significant impacts could result. [0 points]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: The site is wholly within the old Glossop Conservation Area and development risks an adverse impact on that conservation area and its setting. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland). Development would reduce the natural setting currently afforded to the National Park. It would constitute development outside the built up area boundary and develop up to the greenbelt. The visual	High: score is trebled.	0

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		prominence of the site and sensitive nature of the landscape could be adversely impacted. [0 points]		
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 [2 points]	High: score is trebled.	6
11	Help to reduce the number of journeys made by car?	Neutral: The site is within 15 minutes walk of Glossop centre and within ten minutes walk of a bus stop or train station [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. [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
<p>Overall comments and Total Score (out of 51)</p> <p>Development on this greenfield site would have principally negative or neutral impacts. Development would be of strategic concern to the National Park Authority and would constitute encroachment up to the boundary. The site is relatively distant from town centre facilities and would increase car use into the town centre. The site has potential to be developed with adjacent sites. The site is wholly within the Old Glossop Conservation Area and adverse impacts could arise from any development.</p> <p>Score:28</p>				

7 Appraisal of site options

G12

Table 59 Appraisal of Option G12, Land off Bute Street, Old 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?	Positive: The site is within 15 minutes walk of Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to Glossop and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Negative: The site is within 400m of the Peak District National Park. The site currently serves as a green wedge out into the countryside and can be seen from a number of vantage points within the National Park. The site is within 1km of the Shire Hill ancient woodland.[0 points]	Medium: score is doubled.	0
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: There is a woodland present on part of the site and a tree preservation order in place.[0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Positive: The site is within settlement and will make a positive contribution to the existing community [2 points]	Medium: score is doubled.	4



7 Appraisal of site options

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 not previously developed, but it is within the settlement boundary. However the site is considered very sensitive to any form of development. [1 point]	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	0
11	Help to reduce the number of journeys made by car?	Neutral: The site is within 15 minutes walk of a Glossop town centre and within ten minutes walk of a bus stop or train station [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. [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 (out of 51)				
This predominantly greenfield site is located within the settlement boundary on the edge of Old Glossop. Negative impacts come from woodland present on site and considerable flooding risk.				
Score: 29				

7 Appraisal of site options

G13

Table 60 Appraisal of G13, Hawkshead Mill, Hope Street, Old 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, though redundant mill buildings on site could contribute towards employment in future. [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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within Glossop settlement and in an area without high levels of existing traffic congestion. [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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	Negative: The site involves the loss of buildings designated as having historic interest. Hawkshead Mill (HER 13322) is of high archaeological importance and built heritage of industrial period. [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?	Positive: The site is previously developed land [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0
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

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This previously developed land includes the Hawkshead Mill (HER 13322) of high built heritage value. The site is within the built up area boundary and positive impacts are provided by its proximity to town centre facilities and development of brownfield land.				
Score: 32				

G14

Table 61 Appraisal of Option G14, Hope Street, Old 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?	Positive: The site is within 15 minutes walk of Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	Positive: The site is over 400m away from an international, national or locally designated site, but its development will enable improvements	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		to be made to the condition of a designated site. The site is within 1km of the Shire Hill ancient woodland. [2 points]		
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 (although there may be trees, hedges or small ponds) 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 settlement and will make a positive contribution to the existing community. The site is adjacent to the Old Glossop conservation area. [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?	Neutral: The site is not previously developed, but it is within a settlement [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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 (out of 51)				
Greenfield site, well related to other residential development, and within the settlement boundary, though the site has limited access. Neutral impacts arise from its proximity to the conservation area and potential impacts on its setting.				
Score: 42				

G15

Table 62 Appraisal of Option G15, York Street Depot, 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



7 Appraisal of site options

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 within 15 minutes walk of Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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. The site is within 1km of the Shire Hill ancient woodland. [2 points]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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 settlement and will make a positive contribution to the existing community [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 [2 points]	High: score is trebled.	6



7 Appraisal of site options

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 there are 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?	Positive: The site is within 10 minutes walk of Glossop town centre, and 5 minutes walk from a bus stop or a 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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0
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 (out of 51)</p> <p>Brownfield site, well located in Glossop town with access to town centre facilities. Potential contamination could limit opportunities to deliver affordable homes provision on site.</p> <p>Score: 40</p>				

7 Appraisal of site options

G16

Table 63 Appraisal of Option G16, Woods Mill, High Street East, 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?	Negative: There is a loss of land that currently contributes to employment. Though redundant mill buildings on site could contribute towards continued 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 a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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



7 Appraisal of site options

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?	Neutral: The site involves known archaeological sites designated as having historic interest. The site lies wholly within the conservation area and includes buildings of high heritage value, Howardtown Mills (HER 6123), the loss of which would be unacceptable in the conservation area. Development provides an opportunity for re-use of historic industrial structures. The site is within the settlement boundary. [1 points]	Medium: score is doubled.	2
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 [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	0
11	Help to reduce the number of journeys made by car?	Positive: The site is within 10 minutes walk of Glossop town centre, and 5 minutes walk from a bus stop or a 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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0
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 (out of 51)</p> <p>Large prominent brownfield site well located in Glossop. Positive impacts come from development of brownfield land and good access to town centre facilities and services. Negative/ Neutral impacts come from the site being wholly in the conservation area and potential impact to high value built heritage. Development could provide opportunity to conserve and enhance an important strategic site. Negative impacts include potential flooding adjacent to Glossop Brook and contamination and high conservation value could limit opportunity to provide on site affordable housing.</p> <p>Score: 28</p>				

G17

Table 64 Appraisal of Option G17, Land off Cliffe Road, 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



7 Appraisal of site options

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 within 15 minutes walk of a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site includes species rich grasslands, hedges and trees. There are habitats within the site that may make a significant local contribution to biodiversity. Development would mean the loss of UK BAP priority lowland meadow habitat with a high ecological impact.[0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: Development risks an adverse impact on a conservation area or its setting. [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]	High: score is trebled.	0

7 Appraisal of site options

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 there are 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?	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]	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/or within a 10 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 (out of 51)				
This greenfield site score positively based on its central location and good access to town centre facilities. Negative impacts include loss of greenfield land and loss of UK BAP habitat and species rich grasslands and impact on biodiversity.				
Score: 29				

7 Appraisal of site options

G18

Table 65 Appraisal of Option G18, Bank Street, 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?	Positive: The site is within 15 minutes walk of Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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?	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. The site is partially within the conservation area. [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 not previously developed, but it is within a settlement [1 point]	High: score is trebled.	3
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	0
11	Help to reduce the number of journeys made by car?	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]	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/or within a 10 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 (out of 51)				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
	Predominantly greenfield site, partly in flood zone two. The site scores positively on its access to town centre facilities and public transport.			
	Score: 36			

G19

Table 66 Appraisal of Option G19, Dinting Road/ Dinting Lane

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 Glossop centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4

7 Appraisal of site options

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?	Negative: There are habitats within the site that may make a significant local contribution to biodiversity. Woodland present on site. [0 points] 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]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	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]	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 there are 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?	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]	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/or within a 10 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



7 Appraisal of site options

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	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 (out of 51)</p> <p>Greenfield site with woodland on part of site and biodiversity of important local value. The site scores positively in terms of proximity to town centre facilities however access constraints do exist. The site suffers from highway constraints particularly at peak times with nearby school.</p> <p>Score: 36</p>				

G20

Table 67 Appraisal of Option G20, Dinting Lane, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: There are habitats within the site that may make a significant local contribution to biodiversity. [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 settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. There is potential for non-designated archaeology. [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, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [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 there are no recorded incidents of surface water flooding on site, or within 100m of the site [2 points]	High: score is trebled.	6



7 Appraisal of site options

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 within 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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. [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 (out of 51)				
Greenfield site with limited access where development would make a disproportionate impact on the current highway network and congestion.				
Score: 31				

7 Appraisal of site options

G21

Table 68 Appraisal of Option G21, Land off Dinting Road, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: There are habitats within the site that may make a significant local contribution to biodiversity. Rough grassland, potential invertebrate and bird interest. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scape quality and heritage assets along with their settings?	Negative: The site includes a stone barn (HER 6130) of medium archaeological potential and is an example of a historic village. Development risks an adverse impact its setting. [0 points]	Medium: score is doubled.	0



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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. [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 (out of 51)				
Greenfield site with limited access. The site includes medium archaeological value and development risks adverse impacts.				
Score: 29				

7 Appraisal of site options

G22

Table 69 Appraisal of Option G22, Plot 3, Dinting Road, 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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: There are habitats within the site that may make a significant local contribution to biodiversity. Woodland present on site of medium ecological value. [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 settlement 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



7 Appraisal of site options

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, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0
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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		<p>The site is close to Dinting train station, but relatively distant from other facilities and services, negative impact from increase in car use. The site contains biodiversity of local value and development would result in loss of species of medium ecological value. The site would not deliver an affordable housing contribution.</p> <p>Score: 25</p>		

G23

Table 70 Appraisal of Option G23, Former Railway Museum, Dinting

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	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]	Low: score is not changed.	0



7 Appraisal of site options

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?	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] Negative: There are habitats within the site that may make a significant local contribution to biodiversity. Woodland present on site of medium ecological value. [0 points]	Medium: score is doubled.	4
6	Protect and enhance biodiversity, geodiversity and support the development of linked green spaces and aquatic corridors?	Negative: The site involves the loss of buildings and known archaeological sites designated as having historic interest. Engine house, sidings and other buildings (HER 33313) designated as having high historic value as examples of railway/industrial buildings. Development risks an adverse impact on their setting. [0 points]	Medium: score is doubled.	0
8	Conserve and enhance town and village-scapes quality and heritage assets along with their settings?	Negative: The site is greenfield, in the countryside and risks an adverse impact on landscape character. The site forms part of the 'strategic gap' that lies between Glossop and Hadfield. [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?	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] 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]	High: score is trebled.	0
10	Help to minimise the risk of flooding? Does it meet sequential allocation?		High: score is trebled.	6
11	Help to reduce the number of journeys made by car?		Medium: score is doubled.	2

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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
<p>Overall comments and Total Score (out of 51)</p> <p>Predominantly greenfield site with some archaeological potential and historic value. The site is relatively distant from services and facilities but with good public transport links. The site lies within the 'strategic gap' identified for consultation.</p> <p>Score: 29</p>				

G24

Table 71 Appraisal of G24, Land to rear of Cottage Lane, Gamesley

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



7 Appraisal of site options

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?	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]	Medium: score is doubled.	0
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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?	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. The site does include the route of the Roman Road (HER 99040) and could have an adverse impact on its setting. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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 not previously developed, but it is within a settlement [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 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	Negative: The site results in a loss of recreational facilities [0 points]	Low: score is not changed.	0
<p>Overall comments and Total Score (out of 51)</p> <p>Greenfield site located in Gamesley, benefits from good public transport links and some local services but would increase car use to Glossop centre for facilities and services. The site is currently used as recreation space by residents and is adjacent to a designated recreation ground and play ground. The site suffers from access constraints.</p>				



7 Appraisal of site options

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

G25

Table 72 Appraisal of G25, Land off Melandra Castle 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: 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 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4

7 Appraisal of site options

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 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]	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 settlement and its development will have neither a positive nor negative impact on the existing quality of the built environment. The site does include the route of the Roman Road (HER 99040) and could have an adverse impact on its setting. [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 not previously developed, but it is within a settlement [1 point]	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 there are 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?	Negative: The site is more than 15 minutes walk from any centre. [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Positive: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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



7 Appraisal of site options

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: 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]	Low: score is not changed.	1
<p>Overall comments and Total Score (out of 51)</p> <p>The site would contribute to increased car use, there are local convenience stores in Gamesley but a lack of wider services and facilities. The site is well serviced by public transport.</p> <p>Score: 30</p>				

G26

Table 73 Appraisal of G26, Land adjacent to Gamesley Sidings

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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?	Negative: The site is 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]	Low: score is not changed.	0
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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?	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. The site does include the route of the Roman Road (HER 99040) and could have an adverse impact on its setting. [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 not previously developed, but it is adjacent to a settlement [1 point]	High: score is trebled.	0



7 Appraisal of site options

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 there are 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?	Negative: The site is more than 15 minutes walk from any centre. [0 points]	Medium: score is doubled.	0
13	Improve access to jobs, services and facilities?	Positive: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 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	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]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
The site would contribute to increased car use, there are local convenience stores in Gamesley but a lack of wider services and facilities. The site is well serviced by public transport. The site is greenfield and adjacent to the built up area boundary with access constraints.				
Score: 30				

7 Appraisal of site options

G27

Table 74 Appraisal of Option G27, Land adjacent 40-46, Glossop Road, Charlesworth

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?	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]	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/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]	Low: score is not changed.	0
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 (although there may be trees, hedges or small ponds) and development will not deliver biodiversity enhancement. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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: Development risks an adverse impact on a conservation area or its setting. The site is partially within a conservation area and adjacent to a historic village of medium archaeological potential. [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?	Neutral: The site is not previously developed, but it is within a settlement [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 there are 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?	Negative: The site is more than 15 minutes walk from any centre or bus stop [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 and/or within a 10 minute walk [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 [1 point]	Low: score is not changed.	1

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
This greenfield site in village of Charlesworth is partially within the conservation area, development risks an adverse impact on its setting. Limited local services and relatively distant from town centre facilities.				
Score: 25				

G28

Table 75 Appraisal of Option G28, Land off Glossop Road, Charlesworth

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?	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]	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/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]	Low: score is not changed.	0



7 Appraisal of site options

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: 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 (although there may be trees, hedges or small ponds) 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?	Negative: Development risks an adverse impact on a conservation area or its setting. The site is adjacent to the conservation area and historic village of medium archaeological potential. [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?	Neutral: The site is not previously developed, but it is within a settlement [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 there are 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?	Negative: The site is more than 15 minutes walk from any centre or bus stop [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 and/or within a 10 minute walk [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
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 [1 point]	Low: score is not changed.	1
Overall comments and Total Score (out of 51)				
Greenfield site in the village of Charlesworth. Limited local services and relatively distant from town centre facilities.				
Score: 25				

G29

Table 76 Appraisal of Option G29, Spring Rise, Simmondley

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 a 15 minute bus or car journey of a centre and will have limited positive impact on the vitality of the centre. [1 point]	Medium: score is doubled.	2



7 Appraisal of site options

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 within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: Development risks an adverse impact on a conservation area or its setting. The site contains the Buxton to Glossop Roman Road (HER 3640) [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [1 point]	Medium: score is doubled.	2

7 Appraisal of site options

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: Several services and facilities can be accessed within 20 minutes by bus and/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes. The site can only deliver 2 homes so is unlikely to make an affordable contribution.[0 points]	High: score is trebled.	0
16	Provide opportunities for people to participate in cultural, leisure and recreational activities	Negative: The site results in a loss of recreational facilities used by Simmondley pre-school. [0 points]	Low: score is not changed.	0
Overall comments and Total Score (out of 51) Greenfield site adjacent to the built up area boundary. The site is currently used as recreation space and lies partly within the conservation area. Score: 20				

G30

Table 77 Appraisal of Option G30, Land between Spring Rise and High Lane, Simmondley

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



7 Appraisal of site options

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?	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]	Medium: score is doubled.	2
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	0
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 (although there may be trees, hedges or small ponds) 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?	Negative: Development risks an adverse impact on a conservation area or its setting. The site contains the Buxton to Glossop Roman Road (HER 3640) [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 greenfield, in the countryside and risks an adverse impact on landscape character or a natural asset (eg pond, river, reservoir, woodland) [0 points]	High: score is trebled.	0

7 Appraisal of site options

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 there are 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 15 minutes walk of a settlement, centre and within ten minutes walk of a bus stop or train station [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/or within a 10 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	Negative: The site results in a loss of recreational facilities used by Simmondley pre-school. [0 points]	Low: score is not changed.	0
Overall comments and Total Score (out of 51)				
Greenfield site adjacent to the built up area boundary, site has capacity to deliver new affordable homes in Simmondley. The site is currently used as recreation space, which would be lost.				
Score: 26				

7 Appraisal of site options



G31

Table 78 Appraisal of Option G31, Charlestown Works, 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?	Positive: The site could provide employment. [2 points]	High: score is trebled	6
2	Contribute to support for vibrant market town and large settlement centres?	Positive: The site is within 15 minutes walk of a centre and will contribute to the vitality of the centre. [2 points]	Medium: score is doubled.	4
4	Maintain air quality and help to minimise noise and light pollution?	Neutral: The site is within or adjacent to settlement and in an area without high levels of existing traffic congestion. [1 point]	Low: score is not changed.	1
5	Protect and enhance favourable conditions on SSSIs, SPAs, SACs and other designated wildlife sites?	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]	Medium: score is doubled.	4
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 (although there may be trees, hedges or small ponds) 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?	Neutral: The site involves known archaeological sites designated as having historic interest. The site includes buildings of	Medium: score is doubled.	2

7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
		high heritage value, Turn Lee and Charlestown Mills (HER 6146). Development provides an opportunity for re-use of historic industrial structures. The site is within the settlement boundary. [1 point]		
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 [2 points]	High: score is trebled.	6
10	Help to minimise the risk of flooding? Does it meet sequential allocation?	Negative: The site is partially or wholly in flood zone 2 or flood zone 3 [0 points]	High: score is trebled.	0
11	Help to reduce the number of journeys made by car?	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]	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/or within a 10 minute walk [2 points]	Medium: score is doubled.	4
15	Enable provision of affordable housing	Negative: Development economics or other factors mean that the site is unlikely to deliver affordable homes [0 points]	High: score is trebled.	0
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



7 Appraisal of site options

SA Objective Number	Does the Site ...?	Positive/Negative Impact	Importance of objective High/Medium/Low	Score
Overall comments and Total Score (out of 51)				
Large prominent brownfield site well located in Glossop. Positive impacts come from development of brownfield land and good access to town centre facilities and services. Negative/ Neutral impacts come potential impact to high value built heritage. Development could provide opportunity to conserve and enhance an important industrial heritage site. Negative impacts include potential flooding. Contamination and high conservation value could limit opportunity to provide on site affordable housing.				
Score: 35				

8 Appraisal of preferred option policies

8.1 This appendix provides the technical background information and full sustainability appraisal tables for each policy within the High Peak Preferred Options Local Plan. Full details of how this appraisal was carried out and a summary of the results can be found in Sections 3 and 5 of the main SA 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.

8 Appraisal of preferred option policies

Table 79 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
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.



8 Appraisal of preferred option policies

	Sustainability Objective	Appraisal Criteria / sub-objective	Indicator
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.



8 Appraisal of preferred option policies

	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>

8 Appraisal of preferred option policies

	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> <ul style="list-style-type: none"> Domestic burglaries per 1,000 households; Violent crime per year per 1,000 population.
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"> Number of affordable housing completions. Number of homes built to each level of the Code for Sustainable Homes.
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"> Adult participation in sport and active recreation.
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? 	

Scoring of options

Table 80 Scoring of options

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



8 Appraisal of preferred option policies

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

Full text of policies appraised can be found in the document: High Peak Local Plan - Preferred Options.

8 Appraisal of preferred option policies

Policy S1

Table 81 Assessment Table for Preferred Option Policy:S1

SA Objective	Preferred Option Policy: S1 Sustainable Development Principles					
	Summary of baseline	Nature of effect (quantify where possible)	±	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.	Provision of new development in Market towns and making efficient use of land will help support local businesses. Providing a range of economic development and employment opportunities for local people will support the economic vitality of the High Peak.	0	+	++	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made: A good proportion of residents of new homes will work locally, and a proportion of new businesses will employ local people.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Meeting development needs within or adjacent to existing communities will support Market Towns. Adopting sustainable development principles including provision of new homes in towns	+	+	++	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	S	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
		and larger settlements, taking account of unique townscape and heritage settings will help to support viability of town centres.				Assumptions made: New homes built will support local town centre businesses and maintain viability of High Streets.
3. Tourism	Strength of visitor economy to be supported and maintained.	Taking account of the distinctive Peak District character, townscape, role and setting of different areas will support and strengthen the High Peak's tourist attraction. Protecting and enhancing the natural and historic environment, as well as ensuring excellent high quality design principles will maintain the visitor economy.	+	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Tourism would be negatively impacted by a decline in the natural and built environment.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts	Promotion of development in sustainable locations to reduce need to travel by car will mitigate some pollution impacts. Ensuring existing infrastructure has capacity	0	0	-	Likelihood/certainty: likely Geographical scale: Local Plan area

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	S	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
	on air quality and noise and from artificial light.	to support development will limit detrimental impact on existing areas of poor air quality.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: More development will result in greater car use and negative impacts on air and light pollution.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Increased development may impact on international, national and local wildlife sites. Policy minimises risk to areas of importance for nature conservation and landscape value. To enable development in some areas, mitigation measures will be needed to address impacts on nearby sensitive areas.	i	i	i	<p>Likelihood/certainty: Unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Increased development will impact on sensitive landscapes and designated sites.</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	The policy seeks to make effective use of previously developed land,	i	i	i	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	S	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
						Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Planning applications will be appraised to mitigate any biodiversity impacts through a sequential approach to location of development.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	New development will increase carbon emissions and increased energy use. Policy will seek to mitigate the impacts of climate change through supporting delivery of renewable and low carbon forms of energy. Use of the 'energy hierarchy' will minimise carbon and energy impacts.	-	-	--	<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Energy efficiency of new build development will be addressed through appraisal of the planning application and building regulations.</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	⌘	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.	Negative impacts on on townscape and the built environment are risked by poor quality development and design. Adopting high quality design principles and the distinct character, role and setting of our Market towns and settlements will mitigate these impacts.	?	?	?	<p>Likelihood/certainty: possible</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: The planning applications process and implementation of design policies and conservation area designation will ensure good quality design in development, especially in areas of high historic and cultural character and sensitive appearance.</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 within the countryside, or within smaller settlements and villages risk negative impact or loss of landscape character type. Affordable homes in smaller	-	-	--	<p>Likelihood/certainty: possible</p> <p>Geographical scale: Local Plan area and National Park</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	S	Development		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
				MT	LT	
	development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	villages and settlements may be required to meet the development needs of local people.				Assumptions made: The planning applications process will ensure development is sensitive to landscape character and enhances place. Smaller scale development may be necessary in some areas.
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.	All new development will address flood risk mitigation/adaptation.	i	i	i	Likelihood/certainty: Unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Development will increase flood risk.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network.	Provision of new homes and economic development will result in greater travel across the High Peak. Locations will be sought that relate well to the existing travel	0	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	⊖	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
	Improve healthy travel networks.	network and promote sustainable travel choices. Reliance on the car will be reduced.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Focusing development in Market Towns will minimise journeys in terms of distance and those made.</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.	Access to good quality homes, better services and facilities can improve peoples lives and reduce deprivation.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: Permanent</p> <p>Assumptions made: The right development in the right place can reduce indicators of deprivation across the plan area.</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles								
SA Objective	Summary of baseline			Nature of effect (quantify where possible)	S	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
	Summary of baseline	Nature of effect (quantify where possible)						
13. Access	Journey lengths to key services and facilities to be minimised.	Policy seeks to focus development where there is access to jobs, services and facilities, reducing the need to travel to access primary services.		+	++	++	++	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.	Design of neighbourhoods and centres will be managed by design principles and policies. Sustainable development principles will ensure high standard of amenity, safe living environment and minimised risks.		0	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Design principles can help establish standards of amenity, safety and risk reduction in new developments.
15. Homes for all	Need to increase the number of affordable	The plan seeks to meet the development needs of our		++	++	++	++	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: S1 Sustainable Development Principles						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	Σ	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
	homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	communities, ensuring the housing need is met providing a mix of type and tenure of quality homes.				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.	Development can provide opportunities for leisure and recreation facilities, through developer contributions. Development that maintains and where possible enhances access to leisure facilities and recreation will be sought.	0	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
<p>Summary of significant effects of policy:</p> <p>The sustainable development principles policy seeks to ensure that new development makes a contribution towards the sustainability of communities. Development will be focused within or adjacent to existing settlements and to meet the development needs and aspirations of existing and future residents. Significant effects include the impact of development on the landscape character and natural environment of the High Peak and possible cumulative impacts development could have on transport networks,</p>						



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S1 Sustainable Development Principles				
	Summary of baseline	Nature of effect (quantify where possible)	S	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				
	particularly in Glossopdale. Sustainability principles will seek to mitigate negative impacts through sequential approach to the location of new development, and mitigation measures where development is required to take place. The Council will take a positive approach that reflects presumption in favour of sustainable development.				

Policy S2

Table 82 Assessment Table for Preferred Option Policy: S2

SA Objective	Preferred Option Policy: S2 Settlement Hierarchy				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
1. Economic development	Economic growth to be supported, with a more	Provision of new development focused in Market towns where	0	+	+
	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				
	Likelihood/certainty: likely				

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy								
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
	Summary of baseline				ST	MT	LT	
	balanced employment distribution by sector. Supply of suitable employment land required.			principal employment sites are located will support local businesses.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: A good proportion of residents of new homes will work locally, and a proportion of new businesses will employ local people.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.			Focusing development in the Market Towns will support the viability of town centre facilities and support High Street businesses.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
SA Objective	Preferred Option Policy: S2 Settlement Hierarchy				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Development focused in Market Towns will strengthen their role as service centres and support a strong visitor economy for example in Buxton. The policy will manage the scale of development in appropriate settlements reducing large scale development in smaller villages and rural areas with high landscape value and visitor attraction.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area and National Park</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Necessary development focused in key locations will support and enhance the visitor economy.</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.	Development will be focused within the built up area boundary and appropriate scale of development within a settlement size, this will minimise pollution. In the longer term increased development will cause negative impacts on air, noise and light quality.	0	0	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
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
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Focusing development within appropriate built up areas will limit impact on designated sites.	i	i	i	Assumptions made: New homes will lead to increase car use and light and noise pollution. Likelihood/certainty: unknown Geographical scale: Local Plan area and National Park Temporary/permanent: permanent Assumptions made: Appraisal of any planning application will avoid the inappropriate location of development.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Focusing development using a settlement hierarchy will ensure that there is limited loss of greenbelt land and reducing open countryside development.	i	i	i	Likelihood/certainty: unknown Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
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
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Through using a settlement hierarchy, focusing large scale development in Market Towns and larger villages, carbon emissions can be reduced through reduced car use and minimised travel need. New development will in the main result in increase in carbon emissions.	-	-	-	<p>Temporary/permanent: permanent</p> <p>Assumptions made: Planning applications will be appraised to mitigate any biodiversity impacts through a sequential approach to location of development.</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: New homes built in larger settlements will reduce travel needed to access key services.</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S2 Settlement Hierarchy				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
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.	A settlement hierarchy will protect and enhance the character of smaller settlements and villages ensuring development of an appropriate scale. Character and appearance of larger Market Towns is at risk from poor quality design.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Design principles and policies enforced at planning application stage will ensure protection of townscape and heritage assets.</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	The settlement hierarchy will ensure that smaller villages and rural areas including green belt land are not appropriate for development other than to meet essential local needs. Development in smaller villages	0	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area and National Park</p> <p>Temporary/permanent:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S2 Settlement Hierarchy				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
	cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	risks negative impacts on the setting and character of the National Park.				Assumptions made: Greenfield and open countryside land will be required to be released for future need, particularly around Market Towns.
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.	Development in already highly developed areas risks flooding through increased run off and cumulative effects. Development should be focused in flood risk 1.	i	i	i	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Through focusing development in Market Towns sustainable transport options will be greater.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
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
						<p>Temporary/permanent: permanent</p> <p>Assumptions made: Market Towns are already well served by better road networks and more sustainable travel choices.</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.	A presumption on development in Market Towns may result in a lack of support and health infrastructure in smaller villages and settlements. Within Market Towns inequalities exist between Wards which may be overcome through the spatial strategy detailed in this policy.	0	+	+	<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.	Focusing new development in areas of existing service provision will improve access to facilities. The policy still allows	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
SA Objective	Settlement Hierarchy				Nature of effect (quantify where possible)	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	ST	MT	LT		
					some development in those areas with a local need which will help improve viability of services in smaller settlements.	<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	0	0	0	Design of neighbourhoods will be addressed in other policies.	<p>Likelihood/certainty: Unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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 policy seeks to ensure that new homes are delivered in the most sustainable locations and where they are needed most.	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S2 Settlement Hierarchy						
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
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.	A settlement hierarchy will ensure that new homes provision have locally accessible opportunities for leisure and recreation. Developer contributions can be sought to provide such services not already accessible.	0	+	+	Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
<p>Summary of significant effects of policy:</p> <p>The settlement hierarchy policy take forward the principles of the spatial strategy, informing where development should be brought forward to ensure sustainability. The primary effect of the policy will be to deliver appropriate scale development within the settlements across the High Peak, providing good access to services and facilities, helping bring services to those smaller settlements with a demonstrable need, and maintain the settlement character of the High Peak. The policy could do more to specify when development would be permitted in smaller villages and settlements including the provision on affordable and market homes, as well as greater specificity around when it is appropriate to release greenbelt land to enable growth.</p>						

8 Appraisal of preferred option policies

Policy S3

Table 83 Assessment Table for Preferred Option Policy: S3

SA Objective	Preferred Option Policy: S3 Strategic Housing Development					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Provision of homes across the plan area to accommodate current and future housing need will support the continued economic growth and viability of the High Peak. A lack of homes to accommodate growth will limit economic development through a fall in labour force.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: A good proportion of residents of new homes will work locally, and a proportion of new businesses will employ local people.</p>
2. Town Centres	Need to maintain and enhance vitality and viability	Provision of new homes will maintain and enhance the	0	+	+	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S3 Strategic Housing Development					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	
	of High Streets and town and village centres.	viability and vitality of town centres. A lower housing target will have a least positive impact on town centres.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: A good proportion of residents will use local High Street shops and town centre facilities.</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Nothing in the policy will directly encourage tourism, though the provision of more homes across the plan area will support town centre economies in turn supporting the strength of the visitor economy.	0	0	0	<p>Likelihood/certainty: Likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development							
SA Objective	Preferred Option Policy: S3 Strategic Housing Development			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	ST	MT	LT
	Summary of baseline	Nature of effect (quantify where possible)					
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.	An increase in homes provision across the High Peak will result in increased car use, traffic, air and light pollution.	-	-	-	-	<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.	Mitigation measures will be required to limit negative impact of housing development on designations.	i	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area and National Park</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S3 Strategic Housing Development					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	
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	New Housing development will invariably include some development on greenfield land, resulting in a degree of biodiversity loss. Though a lower housing development figure will mean less pressure for the release of greenfield land. Countryside development will be avoided as outlined in the settlement hierarchy policy.	-	-	-	<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.	Increased housing provision will result in increased carbon emissions, however design and location of sites may facilitate production and use of renewable energy.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
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.	New housing provision risks impacting on the character and appearance of the unique High Peak settlements. Design policies and principles will ensure a high quality built environment. There is a risk to townscape quality and development density through poor quality housing developments.	?	?	?	<p>Assumptions made: New build homes will be in conjunction with building regulations and efficiency standards.</p> <p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Design principles and policies enforced at planning application stage will ensure protection of townscape and heritage assets.</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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	
		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.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>	
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	i	i	i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>	

8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
SA Objective	Preferred Option Policy: S3 Strategic Housing Development				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	Assumptions made:
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT		
	other water quality objectives.					
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Increase in the number of homes will invariably increase car use and travel journeys within the plan area. The policy however addresses distribution of homes across the plan area and the spatial strategy takes into consideration infrastructure and road network constraints for example Glossopdale.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: An increase in new homes will result in increase in car use and that journeys can be minimised through the location of development.</p>
12. Health	Support active travel and deliver good quality, open green space, particularly in	Access to good quality affordable homes can improve general public health.	0	+	+	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
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
	areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.					<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: An increase in housing provision will include some affordable housing and homes for vulnerable individuals, including the elderly.</p>
13. Access	Journey lengths to key services and facilities to be minimised.	Spatial strategy to be adopted will ensure that homes are built in sustainable locations where access to facilities and services is considered. However an increase in housing provision may result in more difficulties accessing stretched services.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
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
						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.	Design of neighbourhoods managed by other policies.	0	0	0	Assumptions made: Likelihood/certainty: Unknown 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.	Housing development targets will help deliver more affordable housing provision through developer contribution. A strategic housing target will ensure the provision of homes to meet all our residents needs including the vulnerable.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development						
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
						Assumptions made: Developer contributions and on site affordable housing contributions from development will help to meet affordable housing demand
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.	Developer contributions can enhance leisure and recreation facilities. Population growth through housing provision can contribute to expansion of community facilities.	0	0	0	Likelihood/certainty: Geographical scale: Temporary/permanent: Assumptions made:
Summary of significant effects of policy: The policy presents an achievable housing target for the plan area based on capacity to accommodate housing growth and previous completions. The policy seeks to ensure that housing need for present and future populations can be met over the plan period. Principally effects of the policy may include a loss of greenfield land to housing development, though this is mitigated by the spatial						



8 Appraisal of preferred option policies

Preferred Option Policy: S3 Strategic Housing Development					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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
		ST	MT	LT	
					<p>strategy and the planning applications process. An increase in the number of homes will invariably result in an increase in air, traffic and light pollution. New housing developments should be evaluated critically against sustainability principles as outlined in policy S1 to ensure that negative impacts are mitigated accordingly, this includes high quality design and energy standards in new homes.</p>

8 Appraisal of preferred option policies

Policy S4

Table 84 Assessment Table for Preferred Option Policy:S4

SA Objective	Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The policy will contribute to and support the economic growth of both existing and emerging businesses. Effects will include provision of 29.2 Ha of employment land. This policy commits to safeguarding land for employment.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: None</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Positive impact, policy will protect and promote town centres as the focus for retail, leisure and office development and support growth in existing business	+	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base						
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
		and make provision for new office development with Market Towns. Overall town centres will benefit from local affluence and prosperity				Assumptions made: A proportion of the money generated locally will be spend locally.
3. Tourism	Strength of visitor economy to be supported and maintained.	Positive in the long term as tourism will benefit from vibrant town centres and a good retail and leisure offer, particularly in areas such as Buxton where economic development is leading the visitor economy. The policy will support visitor based service sector jobs within the local tourism industry.	+	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area and National Park Temporary/permanent: permanent Assumptions made: A healthy economy will help maintain the visitor economy and tourist industry.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be	Maintaining an economic base will have traffic, air and light pollution impacts.	-	-	-	Likelihood/certainty: likely

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base					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	
	avoided. Development to take into account impacts on air quality and noise and from artificial light.					<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Employment land will result in more pollution than other types of uses.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Encouraging growth in employment land, including small workshop spaces and office development in Market towns should limit impacts on designated sites. Enhancement of an economic base and requirement to find	0	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base						
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			
		future employment land may require the release of greenfield/greenbelt land particularly around key Market Towns limited in employment land provision, namely Glossopdale and the Central Area.				<p>Assumptions made: Future employment sites will need to come from greenfield land and current provision won't support ongoing economic growth.</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Current employment allocations largely come from brownfield development however future economic growth may result in greenbelt release.	0	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Future employment sites will need to come from greenfield land and current provision won't support ongoing economic growth.</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base				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
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Indirect negative impacts. Maintaining and enhancing an economic base is support new and expanding businesses. Economic development will result in energy use.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: None</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.	Encouraging and making provision for office development with Market Towns may have negative impacts on townscape, active frontages, character and appearance.	0	0	0	<p>Likelihood/certainty: Unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Other policies will manage design and heritage principles.</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base					
	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
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.	Current employment allocations largely come from brownfield development however future economic growth may result in greenbelt release. Landscape character types could be impacted by the need for industrial land, a requirement of 21.7 Ha.	?	?	?	Likelihood/certainty: Unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: If requirement to find more employment land landscape character could be at risk.
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.	Indirect effects may result. Development will have an impact on surface water and water demand. This is dealt with directly by other policies.	0	-	-	Likelihood/certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: None



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base					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	
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	New economic development, particularly industry will have a negative impact on the road network.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: New employment development will lead to increased vehicular use.</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.	Largely neutral impacts. Increased economic prosperity may lead to an increase on overall public health.	0	0	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base						
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
						Assumptions made: Increasing employment in areas of historical unemployment leads to improved health.
13. Access	Journey lengths to key services and facilities to be minimised.	Safeguarding and enhancing an economic base increases access to jobs.	+	+	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: New and expanding employers will employ a proportion of local people.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages.	Neutral	0	0	0	Likelihood/certainty: N/A Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base						
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
	Safety and crime prevention to be addressed by new development.					Temporary/permanent: N/A Assumptions made: None
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.	Potential for competing demand for land availability between housing and employment sites. Housing sites identified should meet need so should not have a negative impact on housing targets.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The Council will maintain their 5 year land supply.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new	Neutral	0	0	0	Likelihood/certainty: N/A Geographical scale: Local Plan area Temporary/permanent: N/A



8 Appraisal of preferred option policies

Preferred Option Policy: S4 Maintaining and Enhancing an Economic Base					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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
		ST	MT	LT	
	allotment space and other opportunities for community food growing.				Assumptions made: None
<p>Summary of significant effects of policy:</p> <p>Maintaining and enhancing an economic base will have a very positive effect on development of the local economy and contributing to the viability of the Market towns and supporting policy S2, settlement hierarchy. The policy illustrates that there is a requirement for employment land above safeguarding that which has already been identified. Economic development will result in an increase in energy use and use of the road network, the potential for traffic and air pollution is high around identified employment sites. Economic development should be evaluated critically against sustainability principles as outlined in policy S1 to ensure that negative impacts are mitigated accordingly. The settlement hierarchy should ensure that development is located in areas suitable for development. Other policies around climate change, design and energy efficiency should ensure that non-residential development adopts sustainability principles including the promotion of sustainable transport.</p>					

8 Appraisal of preferred option policies

Policy S5

Table 85 Assessment Table for Preferred Option Policy: S5

SA Objective	Preferred Option Policy: S5 Glossopdale Sub-Area Strategy				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The delivery of the Glossopdale Design and Place Making strategy and enhancement of Glossop Market Hall and Town Hall will support the viability and vitality of Glossop Town Centre. A mixed use regeneration scheme at Woods Mill and redevelopment of other industrial legacy sites would provide employment and economic prosperity to Glossopdale.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Development at Woods Mill will provide local employment opportunities.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Potential for redevelopment of industrial legacy sites to detract from town centre development and	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
						Temporary/permanent: permanent Assumptions made: Redevelopment of industrial legacy sites will detract from High Street/Town Centre experience.
		vitality. The prominence of mixed use development in the sub area strategy will make an overall positive contribution. New housing development in Glossopdale will contribute to town centre viability.				Temporary/permanent: permanent Assumptions made: Redevelopment of industrial legacy sites will detract from High Street/Town Centre experience.
3. Tourism	Strength of visitor economy to be supported and maintained.	The policy will encourage the sustainable growth of tourism. The Woods Mill development has potential to attract visitors through a mixed used scheme. Capacity to capitalise on Glossopdale's location and heritage assets.	0	+	+	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made:
4. Pollution	Detrimental impact on existing areas of poor air	Development in Glossopdale will significantly contribute to	-	--	--	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
	quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	congestion and poor air quality of the A628 corridor and surrounding road network. Policy will seek to work with partners to reduce congestion along the A57 corridor.				<p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: The development strategy for Glossopdale will result in increased traffic.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	The policy seeks to ensure development avoids any adverse impact on the integrity of the Peak District Moors (South Pennine Moor Phase 1) Special Protection Area. Development	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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.	Protection of designated greenbelt, protecting sites of environmental value and identifying Local Green Spaces will enhance biodiversity and minimise impacts or loss of biodiversity.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Sequential approach to allocating land will address many impacts and minimise loss of biodiversity.</p>
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Development and growth will lead to an increase in carbon emissions, reducing this is not dealt with directly by this policy.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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.	Policy will maintain distinct identity of settlements. A strategic gap will be maintained between Glossop and Hadfield to retain their character and appearance. Design policies will deal with more specifically.	i	i	i	<p>Assumptions made: An increase in residential and economic development will result in an increase in energy and car use.</p> <p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Design principles and policies enforced at planning application stage will ensure protection of townscape and heritage assets.</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
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.	Policy will maintain a strategic gap between Glossop and Hadfield where there is no greenbelt to strengthen local distinctiveness and ensure in the long term a separation between the two settlements.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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	The industrial legacy sites form the preferred development options for the Glossopdale sub area strategy are at increased risk of flooding, residing wholly or partially in Flood Zone 2 and 3.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
	other water quality objectives.					
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Locating development within the built up area and close to existing development will utilise existing sustainable transport networks, however existing congestion will be worsened.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Any new development will result in increased car use.</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	Access to good quality affordable homes and increased employment opportunities can improve general public health and ease overcrowding issues.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
	and ensure adequate health infrastructure.					Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Allocations of sites will allow judgement of access, however locating development within or adjacent to existing facilities and services will ensure good access. Development of mixed use sites in Glossopdale will minimise journeys to access key services.	i	i	i	Likelihood/certainty: unknown Geographical scale: local 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.	Policy will result in mixed use developments, design policies on industrial legacy sites will deal with active street frontages. In the main dealt with under design policies.	?	?	?	Likelihood/certainty: unknown Geographical scale: local Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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
						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.	Policy will have a very positive impact on this objective. Policy will provide for the housing needs of the community through delivery of affordable homes, mixed use developments, brownfield development, and development within the built up area boundary.	+	++	++	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: Affordable Housing development can be delivered within current development economics.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new	Woods Mill mixed use development and others, may include a leisure element. Small urban extension development may result in loss of land suitable for	i	i	i	Likelihood/certainty: unknown Geographical scale: local



8 Appraisal of preferred option policies

Preferred Option Policy: S5 Glossopdale Sub-Area Strategy						
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			
	allotment space and other opportunities for community food growing.	allotment space and community food growing opportunities.				<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>The Glossopdale sub area strategy seeks to promote sustainable growth. There are significant congestion issues in and around the connecting road network which will invariably be negatively impacted by further development. The appropriate locations of growth identified include industrial legacy sites which reside in flood zone 2 and 3. The identification of a 'strategic gap' between Hadfield and Glossop towns will ensure the character of the settlements is maintained and reduce sprawl. Specific reference to distinctiveness and character of the Glossopdale area in the preamble should be supported by stronger policy wording and reference in policy S6, to ensure that this is protected.</p>						

8 Appraisal of preferred option policies

Policy S6

Table 86 Assessment Table for Preferred Option Policy: S6

SA Objective	Preferred Option Policy: S6 Central Sub Area Strategy					
	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.	The growth of higher technology businesses will have a very positive impact on the economic growth of the Central area. Identifying land for industrial and business use to meet the future employment needs will ensure sustained economic growth.	0	++	++	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: A proportion of new local residents will work locally and a proportion of new businesses will employ local people.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	The policy will promote and maintain the market and mill towns. Housing development	0	+	+	Likelihood/certainty: likely Geographical scale: local

8 Appraisal of preferred option policies

Preferred Option Policy: S6 Central Sub Area Strategy						
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
		within the three main towns will enhance the viability of High Streets and village centres.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: New housing development will support the viability of small town centre services.</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Promotion and protection of the Peak Forest Canal and associated infrastructure, the Buxworth Basin and Peak Forest Tramway will encourage tourism growth.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</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	New housing and economic development will have an adverse impact on congestion, pollution and air quality.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: S6 Central Sub Area Strategy				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	
	take into account impacts on air quality and noise and from artificial light.					<p>Temporary/permanent: permanent</p> <p>Assumptions made: New development will lead to increased vehicle use and pollution.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Residential development has potential to impact on international, national and local wildlife sites. The policy seeks to ensure that residential development will avoid adverse impacts on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area.	i	i	i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Green wedges maintained in New Mills will safeguard biodiversity and enhance green corridors.	0	i	i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S6 Central Sub Area Strategy						
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			
		Small scale development within the greenbelt at Furness Vale will have a marginal impact on biodiversity, however the greenbelt will be protected elsewhere in the Central area.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Sequential approach to allocating land will address many impacts and minimise loss of biodiversity.</p>
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Development and growth will lead to an increase in carbon emissions, reducing this is not dealt with directly by this policy.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: An increase in residential and economic development will result in an increase in energy and car use.</p>

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: S6 Central Sub Area Strategy				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	
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 distinct identity of the mill towns and market towns will need to be protected through design policies and development management. This policy will protect sites designated of historic value.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Design principles and policies enforced at planning application stage will ensure protection of townscape and heritage assets.</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	Policy will maintain green wedges in New Mills and protect the green belt. Limited development in the green belt at Furness Vale would have a limited effect on natural assets in the area.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S6 Central Sub Area Strategy						
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			
	cultural landscape assets as well as other natural assets including water courses and ancient woodlands.					<p>Assumptions made: Sequential approach to allocating land will address many impacts.</p>
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.	Some of the industrial mill sites and industrial legacy sites in the Central area are in flood zone 2/3.	0	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Increased development increases flood risk.</p>
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network.	Development will lead to increased car use and demand on public transport networks. Increased development in the	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S6 Central Sub Area Strategy				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
	Improve healthy travel networks.	Central area is likely to place increased pressure on the road and rail network due to the large population who commute into neighbouring conurbations. Policy S2, settlement hierarchy will ensure that development is primarily located in market towns with good access to the road and transportation network.				<p>Temporary/permanent: permanent</p> <p>Assumptions made:</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.	Access to good quality affordable homes and increased employment opportunities can improve general public health and ease overcrowding issues.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S6 Central Sub Area Strategy						
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
						Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: The Goyt Bridge and the Peak Tramway will be delivered.
13. Access	Journey lengths to key services and facilities to be minimised.	Access to services in the area is generally good, predominantly located in the market towns. Focusing development in the market towns as outlined in Policy S2, will have positive impacts. As will development of the Peak Tramway as a multiuser trail and delivery of the Goyt Bridge.	+	+	++	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: The Goyt Bridge and the Peak Tramway will be delivered.
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.	This will be dealt with by design policies.	?	?	?	Likelihood/certainty: unknown Geographical scale: local Temporary/permanent: permanent Assumptions made:
15. Homes for all	Need to increase the number of affordable	Policy will have a very positive impact on this objective. Policy	+	++	++	Likelihood/certainty: likely



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: S6 Central Sub Area Strategy				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
		homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	will provide for the housing needs of the community through delivery of affordable homes, mixed use developments, brownfield development, and development within the built up area boundary.				<p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Affordable housing growth can be delivered within current development economics.</p>
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.	Policy refers to development of Peak Tramway multiuser trail and development of Buxworth Canal Basin. Will result in increase in leisure and cultural activities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Peak Forest Canal development is achieved.</p>	



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: S6 Central Sub Area Strategy				
	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
<p>Summary of significant effects of policy:</p> <p>The Central sub area strategy will have a positive impact on the sustainable development of the Central area. Development of the Peak Forest Canal, through improvement of the Buxworth Canal Basin and the Peak Tramway will improve access to facilities and services including recreation and leisure activities. This will contribute positively to the growth of a sustainable tourist industry. Locating development adjacent to or within existing settlements will ensure access to good transport links, but existing congestion problems within town centres will be made worse.</p>					

8 Appraisal of preferred option policies

Policy S7

Table 87 Assessment Table for Preferred Option Policy:S7

SA Objective		Preferred Option Policy: S7 Buxton Sub Area Strategy				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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Support of the Crescent Spa Hotel project and implementation of the Buxton Design and Place Making Strategy will support the economic growth of Buxton, particularly the balanced growth of the distinct quarters of Buxton including Higher Buxton, Spring Gardens and the Quadrant, Crescent and Pavilion Gardens corridor. Specific proposals in policy to identify land allocations for industrial and business use.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: A proportion of new local residents will work locally and a proportion of new businesses will employ local people.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Policy designed to enhance Buxton's townscape. The Crescent Spa Hotel project will contribute	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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
		significantly to the vitality and viability of Buxton centre as well as its distinct quarters.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations can be delivered with positive impacts.</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Additional visitor accommodation and facilities will be provided by the Crescent Spa Hotel project and enhancement of the towns Spa heritage.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations can be delivered positively</p>
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be	Significant growth in Buxton will impact negatively on light, air and noise pollution.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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
	avoided. Development to take into account impacts on air quality and noise and from artificial light.					<p>Temporary/permanent: permanent</p> <p>Assumptions made: Growth will lead to increased vehicular use, traffic and light use.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Policy takes account of any adverse impacts on the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area. Site allocations will help to mitigate any adverse effects.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Allocations of new housing and development will need to ensure that location avoids significant impacts, particularly the Grinlow SSSI and Peak District Moors SPA.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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			
		Policy seeks to protect sites designated for their environmental value.				Assumptions made: Sequential approach to allocating land will address many impacts and minimise loss of biodiversity.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Growth will lead to an increase in energy use and emissions. Other policies deal with directly.	-	-	--	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: An increase in residential and economic development will result in an increase in energy and car use.
8. Townscape	Historic and cultural elements that contribute to the character and	Quality of design, enhancement of the built environment and protection of heritage assets is of	i	i	i	Likelihood/certainty: unknown Geographical scale: local



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: S7 Buxton Sub Area Strategy				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	
and heritage assets	appearance of individual towns and villages to be protected and enhanced.	particular importance in Buxton - there are important heritage features of national importance. Policy seeks to mitigate any negative impact of design through implementation of the Buxton Design and Place Making Strategy.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Outcome depends on implementation of design principles. The planning applications process and implementation of design policies and conservation area designation will ensure good quality design in development, especially in areas of high historic and cultural character and sensitive appearance.</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	High quality landscape in Buxton - potential to be impacted by new housing development and the need to identify land allocations for industrial and business use. Policy seeks to ensure mitigation of	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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			
	to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	adverse impacts on the integrity of the Peak District Moors SPA.				Assumptions made:
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.	The protection of quality and supply of natural mineral water is of importance. New development has potential to impact on the Buxton Mineral Water catchment area and Nitrate Vulnerable Groundwater Source protection through increased surface run off. Proposals should have regard to this as well as mechanisms for SuDs.	-	-	--	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of	Traffic congestion is a key constraint on the development of Buxton. Growth will lead to an	-	-	--	Likelihood/certainty: likely Geographical scale: local

8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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
	sustainable travel modes and good road network. Improve healthy travel networks.	increase in car journeys, and there is limited public transport to the south, which is not serviced by train. It is difficult to reduce car journeys as most individuals are dependent on private transport.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Any new journeys from development will largely be made by car.</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.	Access to good quality affordable homes and increased employment opportunities can improve general public health and ease overcrowding issues.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
13. Access	Journey lengths to key services and facilities to be minimised.	The relative self containment of Buxton means that there is access to a range of facilities and services within the town. The policy plans for the improvement of the range	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy						
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
		and quality of town centre retail and services which will minimise journey lengths. Where there is new housing development this will be supported by improvements to community services.				Assumptions made: Policy can deliver on improvements to local services and facilities.
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.	This will be dealt with by design policies.	?	?	?	Likelihood/certainty: likely Geographical scale: local 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 /	Policy will have a very positive impact on this objective. Policy will provide for the housing needs of the community through delivery of affordable homes, mixed use developments, brownfield	++	++	++	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: S7 Buxton Sub Area Strategy				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
		sheltered housing to meet needs of older people.	development, and development within the built up area boundary.				Assumptions made: Affordable housing can be delivered within current development economics.
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.	The policy will have a positive impact on this objective. The development of the Crescent Spa Hotel project will provide opportunities for cultural activities. Delivery of Buxton as a premier spa town will improve access and opportunity for leisure and culture.	+	+	++	Likelihood/certainty: likely Geographical scale: local Temporary/permanent: permanent Assumptions made: Aspiration to deliver Buxton as a premier spa town is achieved.	
Summary of significant effects of policy:							



8 Appraisal of preferred option policies

Preferred Option Policy: S7 Buxton Sub Area Strategy					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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
		ST	MT	LT	
					<p>Very positive impacts anticipated for economic growth, town centre development, and leisure and culture opportunities. Significant impacts on landscape character and setting, designated sites and the Buxton Mineral Water Catchment area are of concern. Policy may need to be more specific on the issue of built heritage and townscape, given the national importance of Buxton's heritage features. The Buxton Design and Place Making Strategy should be capable of ensuring appropriateness of design. Congestion is a key constraint on growth.</p>

8 Appraisal of preferred option policies

Policy EQ1

Table 88 Assessment Table for Preferred Option Policy: EQ1

SA Objective	Preferred Option Policy: EQ1 Climate Change					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Requirements to meet higher build regulations for instance new commercial development to meet BREEAM good standard, as well as more sustainable construction techniques may result in fewer employers willing to invest in the area.	0	0	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Requirements such as this would place more onerous requirements on developers than those of neighbouring authorities.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Risk that implementation of the policy could reduce inward investment. Policy would deliver sustainable town centre growth through requirement for	0	0	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ1 Climate Change					
	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
		proposals to be accompanied by an Environmental Impact Assessment.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Developers may choose to invest in locations where there are fewer development controls.</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Positive impact on this objective. Through ensuring that development contributes to sustainable growth will avoid cumulative impacts on landscape, noise and visual amenity which could negatively impact on the attractiveness of the area.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area and Peak District National Park</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: More sustainable growth will protect the High Peak character for the future.</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ1 Climate Change					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	
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.	Policy will have a very positive impact on this objective through requiring development to contribute to the reduction of greenhouse gases, promotion of renewable energy sources, EIA carried out on proposals and greater energy efficiency.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Promotion of energy efficiency and sustainability will reduce emissions and pollution.</p>
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Policy is designed to ensure sustainable growth, particularly through the requirement to provide an EIA with proposals, which will impact positively. In general, low carbon development and reduction in greenhouse gases will have positive impacts on designated sites.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area and Peak District National Park</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ1 Climate Change					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	
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Policy makes no specific reference to biodiversity, however reduction in greenhouse gases and emissions will have a positive impact on biodiversity.	0	0	+	<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.	Purpose of this policy is to make a very positive contribution to this objective. Policy specifically aims to reduce climate change and energy use.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations will be achieved.</p>
8. Townscape	Historic and cultural elements that contribute to	Stricter design principles including layout, building	++	++	++	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ1 Climate Change				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	
and heritage assets	the character and appearance of individual towns and villages to be protected and enhanced.	orientation, massing and landscaping will have a positive impact on townscapes and local character.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Design for higher environmental performance promotes higher quality design overall.</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.	No specific mention of landscape character, however environmental impacts will be assessed in any EIA submitted.	?	?	?	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ1 Climate Change						
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
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.	Through promotion of water efficiency models and measures to recycle and minimise water consumption this will contribute positively to this objective.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Very positive contribution through promotion of sustainability in policy wording.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
12. Health	Support active travel and deliver good quality, open	Reduction in emissions, greenhouse gases and	+	+	+	Likelihood/certainty: likely

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ1 Climate Change				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
		green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	pollution will have a positive impact on the overall general health of the population.				<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.	Very positive contribution through promotion of sustainability in policy wording.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>	
14. Community	Support for mixed use developments, strong	High quality design principles is likely to improve community safety and foster good	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>	

8 Appraisal of preferred option policies

Preferred Option Policy: EQ1 Climate Change						
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
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	standards of local environmental quality.				Temporary/permanent: permanent Assumptions made: Design for higher environmental performance promotes higher quality design overall.
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.	Possible negative impact on the delivery of affordable homes. Higher build standards and sustainable construction techniques incur higher costs making affordable homes delivery less viable. However homes may be built to a higher standard (Code for Sustainable Homes)	0	?	?	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Application of policy will result in higher build costs impacting on the viability of affordable homes delivery.



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ1 Climate Change					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	
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.	No effects anticipated.	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Concern that application of this policy could reduce or deter inward investment due to higher environmental standards and the associated costs. Higher build costs particularly risk affecting the viability of affordable homes delivery, however building to higher standards will ensure better homes for our communities. Policy wording includes 'highest viable' standard achieved to protect scheme viability. Very positive impacts in relation to sustainability and climate change, energy efficiency and access to facilities.</p>						

8 Appraisal of preferred option policies

Policy EQ2

Table 89 Assessment Table for Preferred Option Policy: EQ2

SA Objective	Preferred Option Policy: EQ2 Landscape Character					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Enhancement and maintenance of the landscape character will benefit the economic well being of the area by supporting the tourist industry.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy will not prevent economic development.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Policy will have neutral impact on town centres.	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ2 Landscape Character				
		Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
3. Tourism	Strength of visitor economy to be supported and maintained.	Visitor economy will be strengthened - policy will have positive impact on landscape character, maintaining the aesthetic of the area and local distinctiveness of the area.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Local tourism will be increased by high quality landscapes.</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.	Protection of landscape should protect air quality and minimise pollution. Policy has regard to protection of tranquillity of the landscape and maintenance of dark skies.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Development informed by landscape character will reduce pollution and adverse impacts.</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ2 Landscape Character						
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
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Policy wording ensures that development are informed by and sympathetic to landscape character areas.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Likely positive approach as development informed by landscape character will not have a negative impact on designated sites.</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Policy wording ensures that development takes account of biodiversity qualities and ecological impacts.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Protecting landscape character protects biodiversity qualities.</p>



8 Appraisal of preferred option policies

Preferred Option Policy: EQ2 Landscape Character						
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
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Unknown or neutral impacts.	0/?	?	?	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Landscape character has neutral impact on energy use.</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.	Protection of landscape character will have positive impacts on the character, appearance and local distinctiveness of the townscape.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
9. Landscape character	Need to protect and reinforce landscape character to maintain	Policy will have a very positive impact on this	++	++	++	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ2 Landscape Character						
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
and natural assets	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.	objective. Policy will preserve and enhance landscape assets and enhance landscape character.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Positive impact - policy will maintain biodiversity quality of streams, ponds and rivers.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Development informed by landscape character will mitigate flood risk.
11. Sustainable transport	Locate new development in areas allowing choice of	No specific reference in policy - though	0	0	0	Likelihood/certainty: unknown

8 Appraisal of preferred option policies

Preferred Option Policy: EQ2 Landscape Character						
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
						Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
	sustainable travel modes and good road network. Improve healthy travel networks.	development will avoid adverse risk on landscape quality.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Largely neutral impacts. Access to high quality open and green space will have overall positive health impacts.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	No reference in policy, however preventing development in the countryside will impact on access to services.	i	i	i	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ2 Landscape Character				
	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
	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.	Cannot be predicted at this stage.	?	?	? Likelihood/certainty: unknown 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.	Unknown impacts	?	?	? Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: EQ2 Landscape Character						
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
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.	Protection of lanscape character will protect opportunities for physical, cultural and leisure activities.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Policy will have a very positive impact on the landscape, character and appearance of the High Peak and will protect and where possible enhance the natural environment. This will contribute positively to the strong tourism economy in the plan area.</p>						



8 Appraisal of preferred option policies

Policy EQ3

Table 90 Assessment Table for Preferred Option Policy: EQ3

SA Objective	Preferred Option Policy: EQ3 Countryside Development				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The policy will support the growth and development of the rural economy and have a positive impact where there is demonstrable local need and appropriate proposals.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Appropriate proposals come forward.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Neutral impact, policy refers to countryside development only. Limited development in the countryside and a focus on development in the market towns will support their vitality.	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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.	Positive impact - development in the countryside allowed where it supports expansion and provision of tourist facilities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/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.	Negative impact. Increased development in the countryside will result in increase car journeys - primarily due to lack of nearby facilities - resulting in negative impacts on air quality and noise and light pollution.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Policy strictly controls development in the greenbelt	i	i	i	Likelihood/certainty: unknown

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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
						Geographical scale: Local Plan area and Peak District National Park Temporary/permanent: permanent Assumptions made:
local wildlife sites		and countryside to protect the setting of the Peak District National Park. Impacts on designated sites will be mitigated through other policies and policy wording.				Geographical scale: Local Plan area and Peak District National Park Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Policy makes no reference to biodiversity.	?	?	?	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Promotion of tourist facilities in the countryside will result in more traffic. Diversification of agricultural businesses will	0/-	0/-	0/-	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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.	result in increase energy use, however does provide opportunity for renewable energy schemes.	0	0	0	<p>Temporary/permanent: permanent</p> <p>Assumptions made: New development will result in increased energy use.</p> <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	Policy wording protects landscape character and distinctiveness in any new countryside development.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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
						Temporary/permanent: permanent Assumptions made:
	conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.					Temporary/permanent: permanent Assumptions made:
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.	Controlled by other policies.	i	i	i	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Policy will potentially result in increase in tourism and recreation uses and new development. Which will result in increased vehicle use. Countryside areas currently not well serviced by public transport.	-	-	--	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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
						Assumptions made: New journeys in the countryside are most likely to be made by car.
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.	Appropriate development in the countryside can improve the health and wellbeing of rural communities.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: New development in the countryside will only be where there is a demonstrable local need so will include much needed local facilities/ employment/ services.
13. Access	Journey lengths to key services and facilities to be minimised.	Allowing appropriate development in the	+	+	++	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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
						Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: New development in the countryside will only be where there is a demonstrable local need so will include much needed local facilities/ employment/ services.
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.	Isolated development in the countryside can impact on crime levels and community safety.	-	-	--	Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: unknown
		countryside where there is a demonstrable need will include much needed services and facilities, improving access and reducing journey lengths.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: New development in the countryside will only be where there is a demonstrable local need so will include much needed local facilities/ employment/ services.

8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development						
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
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 on supporting access to opportunities for physical and leisure activities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Tourism development in the countryside will primarily include applications for outdoor recreation opportunities.</p>



8 Appraisal of preferred option policies

Preferred Option Policy: EQ3 Countryside Development					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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
		ST	MT	LT	
<p>Summary of significant effects of policy:</p> <p>The policy aims to enable diversification of rural businesses and ensure appropriate development in the countryside, particularly housing where there is a demonstrable local need. The development of tourism features heavily as an appropriate development in the countryside. However this will potentially result in significant increase in traffic and congestion in the countryside. The policy makes specific reference to the protection of landscape character and the setting of the Peak District National Park, however this could be more explicit in policy wording.</p>					

8 Appraisal of preferred option policies

Policy EQ4

Table 91 Assessment Table for Preferred Option Policy: EQ4

SA Objective	Preferred Option Policy: EQ4 Biodiversity					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	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: Developers will not be deterred by the requirement to avoid development on designated sites.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ4 Biodiversity					
	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
						Assumptions made: Development of high streets and town centres not directly impacted by protection of biodiversity.
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive impact. Protection and enhancement of biodiversity will enhance the areas tourist attraction.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Tourism partly based on presence of biodiversity.
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.	Protecting and increasing biodiversity will have a positive impact on air quality and on restricting noise and light pollution.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ4 Biodiversity					
		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
5.	International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Very positive impact. The policy will conserve designated sites.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6.	Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Very positive impact. The main purpose of this policy is to where possible enhance biodiversity.	++	++	++	<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>
7.	Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral impact. Policy will have no direct impact on energy use or carbon emissions however enhancement and protection of biodiversity	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ4 Biodiversity					
	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
		will assist in dealing with the impacts of climate change.				Assumptions made:
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 protection of habitats will have a positive impact on the character and appearance of townscapes.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Greater biodiversity and protection of greenspaces in towns (ie. Parks) will enhance their appearance.
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	Very positive impact. Enhancement of biodiversity will be achieved through protection of natural assets.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ4 Biodiversity					Justification for assessment noting: Likelihood or certainty of effect occurring; Geographical scale of effect; Whether temporary or permanent; Assumptions made. Include cumulatives effects and recommendations for mitigation or improvements
		Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
	landscape assets as well as other natural assets including water courses and ancient woodlands.						Assumptions made: Policy aspirations are achieved. Protection of designated sites and natural assets will protect landscape character.
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.	Biodiversity enhancement impacts positively on flood risk, resulting in potential off and protection of water courses.	+	+	+		Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral impacts	0	0	0		Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ4 Biodiversity					
	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
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.	Potential for very positive impacts, encouraging enjoyment of natural resources ie. Wildlife sites can impact positively on public health.	+	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The presence of greater biodiversity will encourage and provide opportunities to enjoy it.
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	Neutral impact. Possible increased satisfaction with neighbourhoods and improved environmental quality.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ4 Biodiversity					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	
	and crime prevention to be addressed by new development.						
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.	Neutral impacts in the short term, but potentially negative impacts on longer term suitability and availability of housing sites.	0	-	--		Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: To protect biodiversity, greenfield sites will not be developed on.
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.	Very positive impact. Greater biodiversity will encourage and provide opportunity for physical and leisure activities.	++	++	++		Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
Summary of significant effects of policy:							



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ4 Biodiversity					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	
Enhancement of biodiversity has a major positive impact on recreation, health, green infrastructure, landscape character and tourism.						

Policy EQ5

Table 92 Assessment Table for Preferred Option Policy:EQ5

SA Objective	Preferred Option Policy: EQ5 Design and Place Making					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	
1. Economic development supported, with a more	Well designed development and high quality built		+	+	++	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: EQ5 Design and Place Making						
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			
	balanced employment distribution by sector. Supply of suitable employment land required.	environment and public realm will have a positive impact on attracting development to the area and supporting economic growth. Particularly high skilled enterprises - this will support the Central sub area strategy.				<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.	Positive. High quality public spaces, that are safe and attractive will support the vitality of town centres.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: High quality design produces public spaces where people want to spend time and money.</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ5 Design and Place Making					
	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.	Very positive impacts - policy will protect local distinctiveness of settlements and townscapes, increasing tourist attraction.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: High quality design produces public spaces where people want to spend time and money.</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.	Policy will ensure the development includes pedestrian and cycle routes and design that will reduce the need for car.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ5 Design and Place Making					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	
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	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>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Largely neutral impact. Design principles will include the retention of significant landscape features.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ5 Design and Place Making						
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
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Positive. Good design can incorporate energy efficiency principles. Homes will be required to meet Code for Sustainable Homes under policy and BREEAM standard for commercial schemes.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Good design will include energy efficiency.</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.	Very positive impact. Policy aims to enhance the townscape and preserve heritage assets through good design and place making.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ5 Design and Place Making				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
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.	Very positive impact. Design principles will include the retention of significant landscape features including mature trees and other natural assets.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Largely neutral impact. Flood risk may be 'designed out'.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

Preferred Option Policy: EQ5 Design and Place Making						
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
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Very positive impact. Policy will ensure that developments are well integrated for car, pedestrian and cycle use and other sustainable transport links.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Sustainability of design principles will be assessed at planning applications stage.</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.	The policy will have a very positive effect. Good design can minimise negative effects associated with higher density housing, such as air quality and access and open space. The policy ensures development is accessible for all and homes built to Codes	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ5 Design and Place Making				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	
		for Sustainable Homes standard.			
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral. This will be determined by location of development not design.	0	0	0
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.	Positive effect. Good design can minimise opportunities for anti-social and criminal behaviour, reduce fear of crime, make developments safer.	+	+	+



8 Appraisal of preferred option policies

Preferred Option Policy: EQ5 Design and Place Making						
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
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.	Policy will have positive impacts on the quality of homes built, with them having to meet Code for Sustainable Homes standard and supportive of homes that meet Lifetime Homes standard. However higher build standards has the possibility of decreasing capability to deliver affordable homes.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: More information on the impact of design on the viability of housing developments.</p>
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.	Policy will seek to maintain landscape features and good landscape design can provide recreational and leisure opportunities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ5 Design and Place Making					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	
<p>Summary of significant effects of policy:</p> <p>Policy will have a very positive impact on the quality of the built environment, enhancing and maintaining townscape, heritage assets, supporting tourism and promoting sustainable modes of travel through integrated design. Policy makes reference to ensuring development is well designed to respect the character and identity of the settlement hierarchy.</p>						

8 Appraisal of preferred option policies

Policy EQ6

Table 93 Assessment Table for Preferred Option Policy:EQ6

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Attractive built environments can attract investment and major employers. However policy will restrict development which would be harmful to the special character of a historic area. Need to conserve built heritage assets can impact on development viability but can provide opportunities for mixed use regeneration schemes.	+	+	+	<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.	Vitality of town centres will be supported by enhancing the built and historic environment.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					
	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
						<p>Temporary/permanent: permanent</p> <p>Assumptions made: People will use town centres that are attractive and distinctive.</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive effect. Policy will support the historic landscape character and historic parks and gardens increasing the areas visitor attraction.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Tourism relies on Peak District heritage.</p>
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into	Largely neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					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	
	account impacts on air quality and noise and from artificial light.					Temporary/permanent: permanent Assumptions made:
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Policy refers primarily to built environment, however historic environment includes parks and gardens and other landscape features including woodlands and heritage	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ6 Built and Historic Environment				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	
			trees which will be maintained and protected.			Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Uncertain impact, protection of the historic environment is often in juxtaposition with new and renewable technologies.	?/-	?/-	?/-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Preserving the historic environment will restrict the use of renewable technology.
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.	Very positive impact. Policy will protect and enhance the built and historic environment including designated heritage assets.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: EQ6 Built and Historic Environment						
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
						Assumptions made:
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. Policy will safeguard and enhance areas of historic landscape character, this includes the protection of some natural assets including heritage trees and woodlands.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Landscape character and natural assets contribute to the built and historic environment.
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	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					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	
	support other water quality objectives.					Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral impact	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Protection of historic parks and heritage woodlands can have a generally positive impact on public health.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					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	
						Assumptions made: Preserving open space will increase access and use.
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral impact - Policy would not necessarily restrict development of services and facilities however some developments may find it harder to meet heritage policies.	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.	Largely neutral impact. Potential for a higher quality built environment to increase neighbourhood satisfaction and cohesion.	0/+	0/+	0/+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

Preferred Option Policy: EQ6 Built and Historic Environment						
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
						Assumptions made: Protecting heritage will improve neighbourhoods.
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.	Protection of historic and heritage assets risks negative impacts on affordable housing delivery.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Increase design and build costs through conservation requirements will increase costs for RSL's</p>
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment	Protection of historic and built environment features will provide opportunities for cultural activities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ6 Built and Historic Environment					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	
	space and other opportunities for community food growing.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Policy is committed to the safeguarding of the areas unique built and historic environment which includes a number of designated heritage assets. Benefits will primarily be to townscape quality, historic landscape character, and a strengthened tourist economy. Whilst policy EQ1 deals directly with climate change, more specific guidance and policy wording on the use of renewable technologies within the historic built environment.</p>						

8 Appraisal of preferred option policies

Policy EQ7

Table 94 Assessment Table for Preferred Option Policy:EQ7

SA Objective	Preferred Option Policy: EQ7 Green Infrastructure				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Neutral impact. Development proposals will contribute to the creation and enhancement of a GI network.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Contributions to assist in the creation of a GI network may impact on development viability.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Enhancement of the GI network will make town centres more attractive and accessible.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale:Local Plan area</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ7 Green Infrastructure						
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
						Temporary/permanent: permanent Assumptions made:
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive impacts. Enhancement of GI network will improve access to the Peak District National Park, will develop leisure routes and attract visitors and provide recreation opportunities.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Development of a GI network across the High Peak, will reduce the need to use vehicular travel, impacting positively on air quality and pollution.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ7 Green Infrastructure				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
					Assumptions made: If convenient alternatives exist residents will utilise them.	
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Policy will have positive impacts on improving the connectivity of designated sites, particularly through local trails.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Very positive impacts. Policy will result in net gain of biodiversity through an increase in green corridors. Including greater connectivity to designated sites of biodiversity importance.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: EQ7 Green Infrastructure						
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
						7. Energy and climate change
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.	Increase in green realm will impact positively on townscape and appearance of towns and villages.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ7 Green Infrastructure				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	
						Assumptions made: GI network will make a positive impact on the setting of residential and urban settings.
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.	Very positive impact through protection of existing natural assets and green infrastructure including wildlife sites, parks and woodlands, and public open space.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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	Positive impact from accommodating run off.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ7 Green Infrastructure					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	
	support other water quality objectives.					Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Increase in GI network will increase connectivity of sustainable transport modes, ie. Walking and cycling.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Policy will deliver an increase in walking and cycling.
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.	Positive impact in general health through increase in walking and cycling and access to open space.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: EQ7 Green Infrastructure				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	
						Assumptions made: Increase in outdoor recreation opportunities.
13. Access	Journey lengths to key services and facilities to be minimised.	Has potential to improve access to services and facilities. Policy will support their appropriate use and function to improve connectivity to a range of facilities.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Green infrastructure will form part of new developments.
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.	Improvement to green infrastructure will improve neighbourhood satisfaction.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: EQ7 Green Infrastructure						
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
						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.	Neutral impact.	0	0	0	Assumptions made: 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 opportunities for community food growing.	Very positive impact. GI network will provide more opportunities for physical activity and accessible open space.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ7 Green Infrastructure					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	
Summary of significant effects of policy: This policy supports nearly all sustainability objectives and will have a very positive effect on biodiversity, designated sites, sustainable transport, health and well being of residents, as well as making a positive contribution to flood risk and minimising pollution. Policy makes direct reference to linkages with other greenway strategies.						

8 Appraisal of preferred option policies

Policy EQ8

Table 95 Assessment Table for Preferred Option Policy: EQ8

SA Objective	Preferred Option Policy: EQ8 Tress, woodland and hedgerows					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	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>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Largely neutral. Will provide a high quality local environment, making town centres attractive.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ8 Tress, woodland and hedgerows				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Retention and enhancement of trees and woodlands will support the attractiveness of the High Peak to tourists.	+	+	+	<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.	Protection of existing trees and woodlands will impact positively on air quality.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Positive impact. Protection of existing trees and	+	+	++	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ8 Tress, woodland and hedgerows						
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
						Geographical scale: Local Plan area Temporary/permanent: Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area
local wildlife sites		woodlands will enhance the setting and connectivity of designated sites.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Very positive impact. Protection of species rich hedgerows will improve biodiversity networks and provide green corridors. Ancient woodlands a significant source of the areas biodiversity.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Protection of trees and woodlands, particularly mature ones, will have a positive impact on climate	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ8 Tress, woodland and hedgerows				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
		change and carbon storage.				Temporary/permanent: permanent Assumptions made:
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.	Largely neutral. Will improve the local environment.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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	Very positive impact. Will safeguard and enhance natural assets. Will protect the landscape character.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: EQ8 Tress, woodland and hedgerows						
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
	natural assets including water courses and ancient woodlands.					Assumptions made:
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.	Positive. Retention of woodlands, hedgerows and trees will reduce surface run off and store water.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: EQ8 Tress, woodland and hedgerows						
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
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.	Positive impact.	+	+	+	<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. Strict adherence to policy to protect trees and woodland could impact on transport infrastructure development.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong	Neutral impact. Potential for higher quality local	0	0	0	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: EQ8 Tress, woodland and hedgerows						
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
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	environment which could improve neighbourhood satisfaction.				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.	Largely neutral impact. Potential to impact on location of housing development.	0	0	0	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	Positive impact.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ8 Tress, woodland and hedgerows					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	
	new allotment space and other opportunities for community food growing.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>The policy will have positive effects on landscape character and biodiversity of the area. Largely neutral effect will be felt on development schemes including economic and housing development.</p>						

8 Appraisal of preferred option policies

Policy EQ9

Table 96 Assessment Table for Preferred Option Policy: EQ9

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	
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. 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 if contributing to flood risk.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

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
					Assumptions made:	
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	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.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

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
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 prevention of their pollution and the pollution of water courses.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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 and	++	++	++	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

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
		appreciation of flood risk will mitigate climate change and reduce carbon emissions.				Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of	Positive impact. Safeguarding against pollution will have positive impact on natural assets and	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area

8 Appraisal of preferred option policies

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
	place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	landscape character. Safeguarding against developments that cause a unacceptable impact on water courses.				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.	Very positive impact. The aim of this policy is to safeguard developments against flood risk.	++	++	++	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 travel modes and good road network. Improve healthy travel networks.	Largely neutral impact. However through policies to reduce pollution, a proportion of this will include promoting	0/+	0/+	0/+	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: EQ9 Pollution and Flood Risk				Nature of effect (quantify where possible)	Summary of baseline	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
	ST	MT	LT				
					sustainable transport choices.		<p>Temporary/permanent: permanent</p> <p>Assumptions made: Policy aspirations to reduce pollution will include more sustainable travel.</p>
12. Health					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>++</p> <p>++</p> <p>++</p>	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
13. Access					Neutral impact.	<p>0</p> <p>0</p> <p>0</p>	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

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
						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 Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Flood risk mitigation could make development costlier. Could become more difficult to find appropriate brownfield sites for housing development.	-	-	--	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

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	
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.	Neutral impact.	0	0	0	<p>Assumptions made:</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<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>						

8 Appraisal of preferred option policies

Policy E1

Table 97 Assessment Table for Preferred Option Policy:E1

SA Objective	Preferred Option Policy: E1 New Employment Development					
	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.	Very positive impact. Policy will safeguard employment allocations, Primary Employment Zones and non-designated employment sites, policy effect will be the avoidance of loss of land or buildings from employment use. Local Employment and Skills Charter will support local employment opportunities.	++	++	++	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: A good proportion of new businesses will employ local people.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	New business development in sustainable locations will contribute to the vitality and viability of high streets and town centres. Benefit from	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development				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
		local affluence. Sites within town centres will be utilised.				<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
3. Tourism	Strength of visitor economy to be supported and maintained.	Largely neutral impact. No specific reference to tourism in policy, in the long term visitor economy will be supported by healthy employment base in the area.	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	Negative impact. Policy safeguards existing employment sites but supports new allocations in sustainable locations.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E1 New Employment Development										
SA Objective	Preferred Option Policy: E1 New Employment Development				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	LT	MT	ST	Nature of effect (quantify where possible)	Summary of baseline
	and noise and from artificial light.									
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.				0	-	-	0	Protection of employment allocations will safeguard designated sites in the short term, however longer term requirements for future employment needs.	
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.				0	-	-	0	Protection of employment allocations will safeguard against further biodiversity loss in the short term, however	
										<p>Assumptions made: Increase in land for employment use results in increase in pollution.</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Existing allocations of employment land have minimal impact on designated sites.</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development				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
		longer term requirements for future employment needs.				<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.	Policy supports new businesses and employment opportunities which result in greater energy use.	-	-	--	<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.	Possible negative impact on townscape and heritage assets. Policy will seek to locate new development within the main towns. Employment needs could impact on	0/-	0/-	0/-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development					
	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
		heritage assets as historic buildings may not be suited to modern employment requirements. Policy EQ6 should deal directly with this matter.				Assumptions made: Design quality managed by other policies.
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.	Neutral. Safeguarding existing employment sites should not impact on landscape character. Future allocations and schemes will be managed by other policies.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required.	Neutral impact	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development				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
	Minimise discharge of phosphates into River Wye and support other water quality objectives.				<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>	
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Largely neutral effects. Policy will seek to locate new development in areas with good access by a variety of transport needs.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</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	Positive impact. Increased opportunities for jobs, education and training will improve overall affluence and opportunity for residents.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development					
	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
	age and ensure adequate health infrastructure.					Assumptions made: Access to jobs improves peoples wellbeing.
13. Access	Journey lengths to key services and facilities to be minimised.	Very positive impact. Policy will improve access to jobs, training and education services.	++	++	++	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:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development				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
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.	Increase in employment opportunities and the creation of new jobs should be matched by an increase in housing supply.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	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>
Summary of significant effects of policy:						



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E1 New Employment Development				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
<p>Safeguarding and creation of new employment opportunities will have largely positive effects on the Local Plan objectives, supporting economic growth, access to services and facilities and improving peoples wellbeing. Policy aspirations to support future allocations for employment needs could have biodiversity, landscape character and heritage implications.</p>					
<p>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</p>					

8 Appraisal of preferred option policies

Policy E2

Table 98 Assessment Table for Preferred Option Policy: E2

SA Objective	Preferred Option Policy: E2 Employment Land Allocations					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Very positive impact. Policy will allocated new land to meet future employment needs and will support sustained economic growth.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Giving current and new businesses opportunity to expand will support economic growth across the Plan area.</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Neutral impact. Sites identified are outside of town and village centres. Possibility to impact on vitality of centres.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
						Temporary/permanent: permanent Assumptions made:
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Allocations are for B1, B2 & B8 use classes.
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	Negative impact. Increase in land allocated for employment will result in greater noise and light pollution and impacts on air	-	-	--	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
	and noise and from artificial light.	quality from increased vehicle use.				Assumptions made: Increase in businesses and industrial uses will result in more pollution and vehicle use.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Possible negative impacts. New allocations of employment land and impact will be managed by other policies. Policy makes reference to impact on the setting of nearby designated sites.	i	i	i	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Other policies will manage impact.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Unknown impacts. Further assessment of individual sites required. Will be managed by other policies.	?	?	?	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: unknown

8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations								
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
	Summary of baseline	Summary of baseline	Summary of baseline					
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative impacts. More industrial land use will increase energy use and emissions. Other policies will manage energy efficiency and climate change impacts of new development (EQ1).	-	-	-	-	-	Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Largely neutral impact. Policy relates to sites located outside the town centres. Some site allocations could be harmful to the setting of designated heritage and archaeological assets.	0/-	0/-	0/-	0/-	0/-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
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.	Possible negative effects. Allocation of land at key gateway sites into Buxton, within close proximity to the National Park, could have adverse impacts on its setting.	i/-	i/-	i/-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Managed by other policies.	i	i	i	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Sites allocated in policy make reference to inclusion of sustainable transport options including cyclists and pedestrians in development proposals. Other policies will manage this directly.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</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.	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>
13. Access	Journey lengths to key services and facilities to be minimised.	Access of new employment sites considered in policy.	i	i	i	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
		Location of sites are primarily on good access routes and transport networks.				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 Glossopdale; and ensure provision of extra care /	Site allocations for future employment are sites that are not allocated for housing so their development will not	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area

8 Appraisal of preferred option policies

Preferred Option Policy: E2 Employment Land Allocations						
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
	sheltered housing to meet needs of older people.	result in a reduction in housing land.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Land allocated for future employment use is not land allocated for housing.</p>
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.	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>
Summary of significant effects of policy:						



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E2 Employment Land Allocations					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	
						Employment land allocations policy will have a positive effect on economic growth across the High Peak and will support sustained growth through allocating land for future employment needs. Other policies will deal primarily with the landscape, biodiversity and climate impacts of industrial and business uses.

8 Appraisal of preferred option policies

Policy E3

Table 99 Assessment Table for Preferred Option Policy:E3

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Very positive effect. Allowing permission for employment generating uses within PEZ's.	++	++	++	<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.	Very positive impacts. Policy will protect town centres vitality and viability, permission for town centre uses not normally allowed in PEZ's. Sequential approach when appraising development scheme.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact. Positive in the long term - tourism indirectly benefited by a healthy economic base in the area.	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.	Negative impact. Increase in industrial and business uses will result in increased light and noise pollution and decreased air quality. However permission not granted where serious environmental problems will arise.	i/-	i/-	i/-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications					
	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
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	PEZ's as outlined in the proposals maps currently present no serious environmental problems. In safeguarding these sites, protects designated sites from further allocations.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: potential impacts mitigated by other policies.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	PEZ's as outlined in the proposals maps currently present no serious environmental problems. In safeguarding these sites, protects biodiversity loss from further allocations.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				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
					Assumptions made: potential impacts mitigated by other policies.	
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Potential negative impacts, increase in economic development will result in an increase in energy use. Other policies will manage energy use in new developments.	i/-	i/-	i/-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	Potential positive impact to improve the built environment and the appearance of vacant and disused land. Focusing development in already established PEZ's will protect	i/+	i/+	i/+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: E3 Primary Employment Applications						
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
		the townscape from inappropriate development.				Assumptions made:
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. Utilising existing employment land will protect greenfield sites from being developed.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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. Any potential impacts managed by policy EQ9.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				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
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral impact. Sites are retained for employment uses.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</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.	Neutral impact. Indirect effects from increased employment in the area, increasing affluence of some areas.	0/+	0/+	0/+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				Nature of effect (quantify where possible)	Summary of baseline	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
	ST	MT	LT	LT			
13. Access	0	0	0	0	Neutral impact. Sites are retained for employment uses.	Journey lengths to key services and facilities to be minimised.	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community safety and cohesion	i	i	i	i	Neutral impact. Managed by other policies.	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
15. Homes for all	+	+	+	+	Positive impact. By safeguarding PEZ's for	Need to increase the number of affordable homes, especially in	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				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
	Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	employment will protect land for housing development.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	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>
Summary of significant effects of policy:						



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E3 Primary Employment Applications				
	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
Policy safeguards sites for future employment uses, which would have positive effects on the economic growth of the area. Safeguarding PEZ's protects land for other uses including housing, and protects town centres and high streets from inappropriate industrial development.					

8 Appraisal of preferred option policies

Policy E4

Table 100 Assessment Table for Preferred Option Policy: E4

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Potential negative effects from loss of existing business and industrial land. Policy seeks mixed use development to retain some employment use.	i/-	i/-	i/-	<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.	Enables suitable developments within town centres and appropriate land uses to add to their viability and vitality.	i/+	i/+	i/+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises				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
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.	Potential positive impact from loss of harmful polluting industrial uses, however growth in other business uses, retail and housing has potential to increase pollutants.	i/0	i/0	i/0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises					
	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
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Overall neutral. Any impacts mitigated by other policies. Change of use has potential to impact, however dependent on what use.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Overall neutral. Any impacts mitigated by other policies. Change of use should not result in any further biodiversity loss, potential from a new development to contribute to a net gain ie. GI requirements under policy EQ7	0/+	0/+	0/+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises		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
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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.	?	?	?	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: unknown Assumptions made:
9. Landscape character	Need to protect and reinforce landscape character to maintain	i/?	i/?	i/?	Likelihood/certainty: unknown

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises				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
and natural assets	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.	nature of the development scheme. Any negative impacts will be mitigated by other policies.				Geographical scale: Local Plan area Temporary/permanent: unknown Assumptions made:
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. Largely dependent on the change of use. Will be managed by other policies.	i	i	i	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and	Potential for new use to increase congestion and impact on road network.	-	-	-	Likelihood/certainty: likely



8 Appraisal of preferred option policies

Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises		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
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			
	good road network. Improve healthy travel networks.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Mixed use development will lead to increase in traffic.</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.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises				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
13. Access	Journey lengths to key services and facilities to be minimised.	Mixed use developments could have a positive impact on improving access to jobs and facilities.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Positive. Mixed use developments provide opportunities to create active street frontages and 'design out' crime.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
15. Homes for all	Need to increase the number of affordable homes, especially in	Positive effects from allowing housing development on	+	+	+	<p>Likelihood/certainty: very likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
					<p>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</p>
	Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	sites previously designated for employment use.			
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.	Very positive. Mixed used schemes provide physical, leisure and recreational facilities.	++	++	++
					<p>Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:</p> <p>Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:</p>
Summary of significant effects of policy:					

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E4 Change of Use on Existing Business Land and Premises				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
<p>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</p>					
<p>This policy enables mixed use development, including housing, on sites previously designated for employment use. This will have a positive impact on access to services and facilities including leisure and recreational opportunities. Policy wording protects against change of use if existing business and industrial use is still viable.</p>					

8 Appraisal of preferred option policies

Policy E5

Table 101 Assessment Table for Preferred Option Policy:E5

SA Objective	Preferred Option Policy: E5 Regenerating an Industrial Legacy					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Policy will have a very positive impact. Will support local economic growth sectors and will retain and create employment opportunities. Will regenerate poor quality, unusable employment land.	++	++	++	<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.	High quality mixed use regeneration schemes will support the vitality of town centres.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E5 Regenerating an Industrial Legacy				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Potential for policy to contribute to visitor spend through a mixed use scheme.	i	i	i	<p>Likelihood/certainty: uncertain</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.	Mixed use schemes have potential to impact negatively on the road network. Development will impact negatively on air quality, noise and light pollution.	-	-	-	<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.	More information required about the impact of developing these sites.	?	?	?	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area and Peak District National Park</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E5 Regenerating an Industrial Legacy						
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
						Temporary/permanent: unknown Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral. This policy refers to brownfield land.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative. Development will lead to an increase in energy use.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E5 Regenerating an Industrial Legacy				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
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.	Some of the industrial legacy sites are former mill sites with heritage value. Regeneration provide opportunity to conserve and enhance these assets and their setting. Policy wording protects acknowledged heritage value.	i/+	i/+	i/+	<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.	Neutral. Policy refers to brownfield land.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E5 Regenerating an Industrial Legacy						
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
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.	Potential negative impact. Flood risk managed by other policies. A number of industrial legacy sites are located in flood zone 2 and 3.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Mixed use development at this sites will increase car journeys. Other policies will manage this specifically.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and	Largely neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: E5 Regenerating an Industrial Legacy						
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
	independence in old age and ensure adequate health infrastructure.					Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Mixed use development will increase access to services and facilities.	+	+	+	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.	Positive. Mixed use developments provide opportunities to create active street frontages and 'design out' crime.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: E5 Regenerating an Industrial Legacy						
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
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.	Positive effects from allowing housing development on sites previously designated for employment use.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Very positive. Mixed used schemes provide physical, leisure and recreational facilities.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
Summary of significant effects of policy:						



8 Appraisal of preferred option policies

Preferred Option Policy: E5 Regenerating an Industrial Legacy					
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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
		ST	MT	LT	
					<p>Many of the sites have evidence of local industrial heritage assets which must be retained in new schemes, this provide opportunities to bring these buildings out of disrepair and conserve for future use. Safeguarding these sites will protect land supply for housing development. Constraints on industrial legacy sites including contamination, poor access and conservation of buildings will incur higher building costs which will limit the sites capacity to deliver an on site affordable housing contribution.</p>



8 Appraisal of preferred option policies

Policy E6

Table 102 Assessment Table for Preferred Option Policy:E6

SA Objective	Preferred Option Policy: E6 Promoting Peak District Tourism and Culture					
	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.	Very positive impact. Tourism is an important economic and employment sector. Policy will support its continued growth for the benefit of the area.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Local Plan area/ Local/ National Park</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.	Policy will benefit town centres, particularly Buxton and Glossop which will form service centres for the wider peak district and include new tourist provision, particularly new serviced accommodation.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Local Plan area/ local/ National Park</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E6 Promoting Peak District Tourism and Culture				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive impact. This is the principal objective of this policy.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Local Plan area/ National Park</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.	Policy will encourage development in the market towns, with support for some initiatives in the countryside. Risks impact on air quality, noise and light pollution in areas of no current congestion.	i/-	i/-	i/-	<p>Likelihood/certainty: uncertain</p> <p>Geographical scale: Local Plan area/ National Park/ Rural</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Protection of designated sites and the National Park	?	?	?	<p>Likelihood/certainty: unknown</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture						
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
						Geographical scale: Local Plan area/ National Park Temporary/permanent: unknown Assumptions made: Increased visitors and visitor activities will result in more traffic, and walking/cycling damage. Likelihood/certainty: likely Geographical scale: National Park Temporary/permanent: permanent
local wildlife sites		will be important in developing tourism. However increase in visitor and visitor activities will impact on setting of these areas. Potential for damage through increased use.				Geographical scale: Local Plan area/ National Park Temporary/permanent: unknown Assumptions made: Increased visitors and visitor activities will result in more traffic, and walking/cycling damage.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Sensitive moorland habitat is at risk from increased visitor numbers.	-	-	--	Likelihood/certainty: likely Geographical scale: National Park Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture						
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
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative in the long term through increased energy use from new development. Primarily managed by other policies.	0	0/-	-	<p>Assumptions made: A proportion of visitors attracted to the area will visit the peak district for walking, cycling and other recreational uses.</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Other policies will deliver energy efficiency in new developments.</p>
8. Townscape	Historic and cultural elements that contribute to the character and appearance of individual	Policy will increase tourism offer without prejudice to the character of the Peak District. Development will be	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local plan area /National park</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture						
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
and heritage assets	towns and villages to be protected and enhanced.	appropriate to the settlements, maintaining their distinctiveness.				Temporary/permanent: permanent Assumptions made:
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.	Policy does not support developments that would have an adverse impact on the landscape character or appearance. Main tourism offer will be focused in the main towns.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area/National Park Temporary/permanent: permanent Assumptions made:
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	Managed by other policies.	i	i	i	Likelihood/certainty: unknown Geographical scale: Local Plan area/National Park Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture						
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
	and support other water quality objectives.					Assumptions made: Flood risk will be mitigated by policy EEQ9
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Negative. Policy risks increased car journeys into the Peak District and wider area. Connectivity by public transport into the National Park is limited and most visitors will use private transport. Policy does not directly address improvements to sustainable transport.	i/-	i/-	i/-	Likelihood/certainty: likely Geographical scale: Local Plan area/National Park Temporary/permanent: permanent Assumptions made: Most new journeys will be made by car.
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	Possible positive impact through greater recreational/physical activity opportunities.	+	+	+	Likelihood/certainty: uncertain Geographical scale: Local plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture								
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
	Summary of baseline							
	ensure adequate health infrastructure.							Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.			Positive impact. Access to services and facilities will improve for those in rural areas.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area/rural 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. Design of new development managed by other policies.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: E6 Promoting Peak District Tourism and Culture		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
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			
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.	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: n/s</p> <p>Assumptions made:</p>
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.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
Summary of significant effects of policy:					



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E6 Promoting Peak District Tourism and Culture				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
	<p>Promoting Peak District tourism will have direct benefits to the economic growth of the area, it will support access to facilities and services, particularly in rural areas, and provide more physical and leisure opportunities. Whilst increase in tourism offer in the main towns will be of benefit, increased visitors could impact on the surrounding transport network, and possible detrimental impacts to designated sites. An assessment of visitor impact should be carried out.</p>				

8 Appraisal of preferred option policies

Policy E7

Table 103 Assessment Table for Preferred Option Policy: E7

SA Objective	Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Potential to provide employment in rural areas. However will be predominantly seasonal work.	0	0	+	<p>Likelihood/certainty: uncertain</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: temporary - seasonal</p> <p>Assumptions made:</p>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Potential for increase visitor spend in key service centres.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: temporary - seasonal</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.					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	
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT	
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive impact. Increased visitor accommodation will support tourism economy.	++	++	++	<p>Likelihood/certainty: Very 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.	Negative. An increase in traffic in rural areas, negative impacts on noise and light pollution from increase in visitors.	--	--	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral impact. Location of	0	0	0	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
local wildlife sites		developments managed by other policies.			
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Potential for negative impact on the landscape character, negative impact on viewpoints. Policy wording protects the character and appearance of landscape character and appearance.	i/-	i/-	--
					<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p> <p>Likelihood/certainty: uncertain</p> <p>Geographical scale: Local Plan area/ National Park</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.	Overall neutral impacts. Increase in traffic and carbon emissions.	0	0	0
					<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area/ National Park</p>

8 Appraisal of preferred option policies

Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.						
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
		Camping represents low energy tourism.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: Majority of journeys for camping and caravan use will be made by car.</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. Doesn't relate to town centre developments.	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: n/a</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	Potential for negative impacts. Visual amenity and landscape character protected by policy wording.	0/i	0/i	0/i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p>



8 Appraisal of preferred option policies

Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.						
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
	landscape assets as well as other natural assets including water courses and ancient woodlands.					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. Impacts will be managed by other policies.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: EQ9 will manage flood risk
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Negative impact. Majority of new journeys will be made by car.	-	-	-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.						
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
						Assumptions made:
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.	Neutral.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
14. Community	Support for mixed use developments, strong	Neutral	0	0	0	Likelihood/certainty: n/a



8 Appraisal of preferred option policies

Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.		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
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.				Geographical scale: Local Plan area Temporary/permanent: n/a 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.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a 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	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: E7 Chalet Accommodation, Caravan and Camp Site Developments.				
	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>Provision of new tourist accommodation in the form of chalet, camping and caravan sites will have a positive effect on the growth of the tourist industry and support the policy aspirations of E6. There is potential for an impact on the transport and road network through increased visitors and the majority of new journeys being made by car.</p>					
					<p>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</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Policy H1

Table 104 Assessment Table for Preferred Option Policy:H1

SA Objective	Preferred Option Policy: H1 Location of Housing Development				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive impact through providing a future employment base. Enables rural workers to reside in the area.	0	+	+	<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.	Increase in housing development will increase users and spend in the town centres and high streets.	0	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H1 Location of Housing Development						
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.	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.	Unknown impact. Policy relates to location of development. Scale and size of development will impact on this objective, this will be managed by other policies.	?	?	?	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: unknown</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Positive impact. Policy outlines a preference of	+	+	+	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H1 Location of Housing Development				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	
local wildlife sites			housing development in the built up area boundary.			Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Positive impact. Policy outlines a preference of housing development in the built up area boundary. Greenfield development in the countryside is permitted where there is a demonstrable local need.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral impact. Dealt with by other policies	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area

8 Appraisal of preferred option policies

Preferred Option Policy: H1 Location of Housing Development								
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
	Summary of baseline							
								Temporary/permanent: n/a Assumptions made:
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.	Potential negative impacts. Permitting infill, redevelopment and conversion of existing dwellings could have negative impacts on heritage assets the the quality of the built environment. Design policies will deal more directly with this.	i/-	i/-	i/-			Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
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	Preference for housing development on brownfield land decreases risk to landscape character and loss of natural assets.	+	+	+			Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H1 Location of Housing Development				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	
		other natural assets including water courses and ancient woodlands.				Assumptions made:
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.	Development on brownfield land can increase surface run off. Flood risk.	-/i	-/i	-/i	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Location of housing within the built up area will provide greater access to sustainable travel modes.	+	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: H1 Location of Housing Development						
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
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.	Greater provision of affordable homes in rural access will improve overall health and well being.	+	+	+	<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.	Location of housing development within built up area boundary will improve access to key facilities and services.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong neighbourhood centres and	Neutral impact. Policy encourages housing on mixed use schemes.	0	0	0	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H1 Location of Housing Development					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	
safety and cohesion	active street frontages. Safety and crime prevention to be addressed by new development.						<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Very positive. Policy aspires to increase sustainable housing development across the area.	++	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Overall Local Plan aspirations will be delivered.</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H1 Location of Housing Development						
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
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.	Largely neutral impacts.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Policy ensures that preference for location of housing development is brownfield land and outlines criteria for greenfield housing development. Policy will ensure that provision is made for housing in sustainable locations with overall positive effects for the area.</p>						

8 Appraisal of preferred option policies

Policy H2

Table 105 Assessment Table for Preferred Option Policy: H2

SA Objective	Preferred Option Policy: H2 Phasing Housing Development					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Phasing of development will ensure that there is a consistent supply of homes throughout the plan period to accommodate an increase in the employment base. This will provide employers with a labour force.	++	++	++	<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.	Policy will need to ensure that phasing of development does not impact negatively on the viability of High Streets. Policy provides opportunity to regularly assess	i	i	i	<p>Likelihood/certainty: uncertain</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: unknown</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H2 Phasing Housing Development					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	
		forecasts. Regular supply of housing land will be required.				Assumptions made: A proportion of new residents will use local retail offer and spend locally.
3. Tourism	Strength of visitor economy to be supported and maintained.	Neutral impact.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
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.	Phasing of development will limit impacts on infrastructure including the road network, overall culmination of housing development over the plan period will still have the same polluting impacts.	0	0	--	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H2 Phasing Housing Development					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	
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral impact. Phasing of housing development will have negligible impact on designated sites.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area/ National Park Temporary/permanent: n/a Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral impact. Phasing of housing development will have negligible impact on biodiversity.	0	0	0	Likelihood/certainty: n/a Geographical scale: Local Plan area Temporary/permanent: n/a Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: H2 Phasing Housing Development								
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		
							Temporary/permanent: permanent	Assumptions made:
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.	Largely neutral impacts.	0	0	0	Temporary/permanent: permanent Assumptions made: Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made:		
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	Neutral impacts.	0	0	0	Temporary/permanent: likely Geographical scale: Local Plan area Temporary/permanent: permanent		

8 Appraisal of preferred option policies

Preferred Option Policy: H2 Phasing Housing Development						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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	Assumptions made:
		ST	MT	LT		
	other natural assets including water courses and ancient woodlands.					
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.	+	+	--		<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan period</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	+	++	++		<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H2 Phasing Housing Development						
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
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.	Positive impact. Policy will ensure that there will be a consistent supply of good quality and affordable homes for current and future populations.	+	++	++	<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.	Positive impact. Phasing will allow services and facilities, in particular infrastructure, to be delivered over time to meet demand.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong	Neutral impact.	0	0	0	Likelihood/certainty: likely

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H2 Phasing Housing Development					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	
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.					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.	Very positive impact.	++	++	++	Likelihood/certainty: very 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;	Positive impact.	0	+	+	Likelihood/certainty: likely Geographical scale: Local Plan area



8 Appraisal of preferred option policies

Preferred Option Policy: H2 Phasing Housing Development						
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
		also provide new allotment space and other opportunities for community food growing.				
<p>Summary of significant effects of policy:</p> <p>Phasing of housing development will ensure that the suggested housing target can be met across the plan period. Positive impacts principally include delivery of infrastructure to support development. Phasing of development will also allow consistent supply of housing land supporting economic growth and the labour force.</p>						

8 Appraisal of preferred option policies

Policy H3

Table 106 Assessment Table for Preferred Option Policy:H3

SA Objective	Preferred Option Policy: H3 Housing Allocations				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive impact. Supply of homes to meet population growth will support economic development of area. Potential for sites to deliver mixed use schemes will supply employment land.	0	+	+	<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.	Positive impact. Housing growth over the next 15 years will contribute to the viability of High Streets and town centres, particularly village centres.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H3 Housing Allocations					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	
3. Tourism	Strength of visitor economy to be supported and maintained.	Largely 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.	Potential for negative impacts from some allocations. More information from housing sites appraisal. General impact of more housing growth on increase in pollution.	?/-	?/-	?/-	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H3 Housing Allocations				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
5.	International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Potential for negative impacts from some allocations. More information from housing sites appraisal. General impact of more housing growth.	?/-	?/-	?/-	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6.	Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Potential for negative impacts from some allocations. More information from housing sites appraisal. General impact of more housing growth on loss of greenfield land and biodiversity.	i/-	i/-	i/-	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H3 Housing Allocations						
SA Objective	Summary of baseline			Nature of effect (quantify where possible)		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
	ST	MT	LT	ST	MT	
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	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: Managed by other policies.</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.	Potential negative impact of housing allocations in areas of high heritage value. Design policies will manage this directly.	i/-	i/-	i/-	<p>Likelihood/certainty: uncertain</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Managed by design policies.</p>

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H3 Housing Allocations				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	
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.	Potential negative impact of some allocations. More detail in site allocations appraisal.	?	?	?	Likelihood/certainty: unknown Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Managed by other policies.
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.	Potential negative impacts from some allocations. Particularly on mill sites in Glossopdale. Will be mitigated by other policies.	i/-	i/-	i/-	Likelihood/certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Managed by other policies.



8 Appraisal of preferred option policies

Preferred Option Policy: H3 Housing Allocations						
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
			0	0	0	
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Location of new housing sites takes into consideration access to sustainable transport. More information in housing sites appraisal. Managed by overarching sustainability policies.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Managed by sub area strategy</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.	Potential positive impacts through good quality housing in areas of less affluence, including affordable homes.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: H3 Housing Allocations				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	
13. Access	Journey lengths to key services and facilities to be minimised.	Housing sites allocated in accordance with other policies in the Local Plan with regard to sustainable locations.	i	i	i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Managed by other policies.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
15. Homes for all	Need to increase the number of affordable homes, especially	Very positive. Allocations of housing sites will ensure	++	++	++	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H3 Housing Allocations						
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
	in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	that land supply for housing is available. Allocations include a range of early, medium and late development phases.				<p>Geographical scale: Local Plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made: Housing sites will be delivered.</p>
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.	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>
Summary of significant effects of policy:						

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H3 Housing Allocations					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	
	<p>Policy will have a very positive impact on delivery of homes for all over the plan period. Site allocations of housing are discussed in more detail in the site appraisal portion of this document. The allocations in general follow the sustainability principles set out in policy S1 and the sub area strategy. Sustainable delivery of this sites depends largely on a number of policy aspirations being achieved including but not limited to EQ1, EQ2, EQ6, EQ7 AND EQ9. Reference is made to this fact in policy wording.</p>					



8 Appraisal of preferred option policies

Policy H4

Table 107 Assessment Table for Preferred Option Policy: H4

SA Objective	Preferred Option Policy: H4 New Housing Development					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive impact. Housing development that meets the needs of local people will support the labour force and economic growth.	+	+	+	<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.	Positive impact. Ensuring housing meets local need will limit out-migration and maintain the viability and vitality of town centres.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
			0	0	++	
3. Tourism	Strength of visitor economy to be supported and maintained.	Largely neutral impact. Visitor economy supported by vibrant towns and economic growth sustained through housing development.	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.	Negative impact. New housing development will increase pressure on the road network, and noise and light pollution.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Potential negative impact from increased housing	-/i	-/i	-/i	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
						Geographical scale: local plan area/ national park Temporary/permanent: Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area
local wildlife sites		development to meet local need.				Geographical scale: local plan area/ national park Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Negative impact overall through increased need for release of land, however new development could allow for biodiversity gain under other policies.	-/i	-/i	--	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative impact. Housing development will result in greater energy use.	-	-	--	Likelihood/certainty: likely Geographical scale: local plan area



8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
						<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.	Potential negative impacts through increased housing development. Managed by design policies.	-/i	-/i	-/i	<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	Negative impact. Need for housing development to meet local need may result in biodiversity loss.	-/i	-/i	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
						Assumptions made:
	other natural assets including water courses and ancient woodlands.					Assumptions made:
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.	Managed by other policies.	?	?	?	Likelihood/certainty: unknown Geographical scale: local plan area Temporary/permanent: unknown Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	New development required to meet sustainability principles.	i	i	i	Likelihood/certainty: uncertain Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
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. Meeting the housing needs of the vulnerable and older populations will make positive impact on this objective. Policy seeks Lifetime Homes standard ensuring greater independence in old age.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Managed by other policies.	i	i	i	Likelihood/certainty: uncertain Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
14. Community	Support for mixed use developments, strong	Very positive impact.	++	++	++	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
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
						Geographical scale: local plan area Temporary/permanent: Assumptions made:
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.					Geographical scale: local plan area Temporary/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.	Very positive impact. Principal objective of this policy.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: Assumptions made:
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities;	Positive impact. New housing development can provide opportunities for increase play space and	+	+	+	Likelihood/certainty: likely Geographical scale: local plan area

8 Appraisal of preferred option policies

Preferred Option Policy: H4 New Housing Development						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)			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	
		ST	MT	LT		
	also provide new allotment space and other opportunities for community food growing.				<p>Temporary/permanent: permanent</p> <p>Assumptions made: developer contributions will deliver play space.</p>	
<p>Summary of significant effects of policy:</p> <p>New housing development is imperative to deliver homes for all, in particular affordable housing and housing for older people. Policy has potential to impact negatively on landscape character and potential biodiversity loss through need for supply of housing land. This will primarily be managed through other policies including H3 allocations policy.</p>						

8 Appraisal of preferred option policies

Policy H5

Table 108 Assessment Table for Preferred Option Policy: H5

SA Objective	Preferred Option Policy: H5 Affordable Housing				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Economic growth will be supported through providing a labour force.	+	+	+	<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.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
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. Policy will have no greater impact than new housing development (H4)	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
5. International,	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral. Policy will have no greater impact than	0	0	0	Likelihood/certainty: likely

8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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
						Geographical scale: local plan area Temporary/permanent: Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area
national, local wildlife sites		new housing development (H4)				Geographical scale: local plan area Temporary/permanent: Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral. Policy will have no greater impact than new housing development (H4)	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral. Policy will have no greater impact than new housing development (H4)	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area



8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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.	Potential for negative impact. Affordable homes are often delivered with lower quality design principles.	-/i	-/i	-/i	<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	Neutral. Policy will have no greater impact than new housing development (H4)	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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
	natural assets including water courses and ancient woodlands.					Assumptions made:
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.	Managed by other policies.	i	i	i	Likelihood/certainty: unknown Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral. Policy will have no greater impact than new housing development (H4)	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral. Policy will have no greater impact than new housing development (H4)	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong	Positive impact on development of	+	+	+	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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
						Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	sustainable communities and community cohesion.				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.	Very positive impact. Principal objective of policy.	++	++	++	Likelihood/certainty: very 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	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area

8 Appraisal of preferred option policies

Preferred Option Policy: H5 Affordable Housing						
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			
	new allotment space and other opportunities for community food growing.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Delivery of affordable housing will have a positive impact on meeting local housing need, building sustainable communities and improving the health and wellbeing of local people. Affordable homes often have lower quality design principles which could impact on the quality of the built environment.</p>						

8 Appraisal of preferred option policies

Policy H6

Table 109 Assessment Table for Preferred Option Policy: H6

SA Objective	Preferred Option Policy: H6 Rural Exception Sites					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive effect on rural economy through meeting local housing need.	+	+	++	Likelihood/certainty: likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Limited impact. Potential positive effect on village centres.	0	0	0	Likelihood/certainty: likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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: rural</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.	Potential negative impacts on rural areas tranquility. Increased noise and light pollution in areas of limited development.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</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.	Neutral impact. Environmental considerations in policy wording.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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
						Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Potential greenfield development in the countryside, policy wording refers to settlement boundary.	-/i	-/i	--	Likelihood/certainty: likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative effect from increased energy use.	-	-	-	Likelihood/certainty: likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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.	Potential negative effect on village character. Design managed by other policies.	-/i	-/i	-/i	<p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</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.	Negative impact on rural landscape character and increased countryside development.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise	Managed by other policies.	i	i	i	<p>Likelihood/certainty: unknown</p> <p>Geographical scale: rural</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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
						Temporary/permanent: unknown Assumptions made:
	discharge of phosphates into River Wye and support other water quality objectives.					Temporary/permanent: unknown Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Rural location less sustainable and further from key transport homes. Increased use of private transport.	-	-	-	Likelihood/certainty: very likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:
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.	Positive. Increase in access to rural affordable homes, greater distribution of good quality affordable homes to ease disparity in access.	+	+	+	Likelihood/certainty: very likely Geographical scale: rural Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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
13. Access	Journey lengths to key services and facilities to be minimised.	Negative. Rural location means journey lengths increased. Policy wording refers to adequate services and facilities for new development.	-	-	-	<p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Positive effect on sustainable communities, reduction in out-migration from rural areas will support stronger community cohesion. Homes affordable in perpetuity.	+	+	+	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: rural</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Very positive. Principal objective of policy.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: rural</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H6 Rural Exception Sites						
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
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.	Neutral impact. Housing delivered through this policy would have limited capacity to deliver community facilities through obligations.	0	0	0	<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: rural</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Delivery of affordable housing in rural areas will have very positive effects on the vitality and viability of villages, including rural economic growth, sustained communities and meeting local housing need.</p>						

8 Appraisal of preferred option policies

Policy H7

Table 110 Assessment Table for Preferred Option Policy: H7

SA Objective	Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	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>
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	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>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People					
	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	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.	Policy wording protects visual amenity. Avoiding unauthorised sites will minimise pollution.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: temporary</p> <p>Assumptions made:</p>
5. International,	Need to protect designated sites, optimise their condition and improve their connectivity.	Avoiding unauthorised sites will protect	0	+	+	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People					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	
national, local wildlife sites		designated sites. Policy wording protects areas of conservation value.				Geographical scale: local plan area Temporary/permanent: temporary Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Avoiding unauthorised sites will minimise biodiversity implications.	0	+	+	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: temporary Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area

8 Appraisal of preferred option policies

Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People							
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
							<p>Temporary/permanent: temporary</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.	Unauthorised sites risk negative impact on built environment and heritage assets and their settings. Policy wording will protect against adverse impacts.	0	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: temporary</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	Avoiding unauthorised sites will minimise impacts on landscape character. Policy wording protects visual amenity, and the	0	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: temporary</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People					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	
	conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	appearance of the landscape.				Assumptions made:
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.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: temporary Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Policy wording ensures sites well located on the highway network. Potential for increase in vehicular traffic.	i	i	i	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: temporary

8 Appraisal of preferred option policies

Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People								
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
	Assumptions made:							
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.	Positive impact on the health of gypsies and travellers through provision of local services and facilities and access to accommodations.	+	+	+			Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Positive. However dependent on pitch location.	i	i	i			Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: temporary Assumptions made:

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People					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	
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.	Appropriate allocation of sites will ensure community safety and environmental quality.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Positive. Meets the needs of the gypsy, traveller and travelling show people community.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: temporary</p> <p>Assumptions made:</p>
16. Leisure and recreation	Support provision of locally accessible opportunities for	Neutral	0	0	0	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: H7 Gypsies, Travellers and Travelling Show People					
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				
	physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.				
<p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>					
<p>Summary of significant effects of policy:</p> <p>Policy will ensure that suitable provision is made for gypsy and travellers where there is an identified need. Positive effects will be ensuring that landscape character and biodiversity are maintained through the appropriate siting of pitches. Policy will also prevent adverse impacts on designated sites for conservation and heritage value. Policy must be robust enough to protect these interests whilst ensuring the needs of this section of the community is met.</p>					

8 Appraisal of preferred option policies

Policy CF1

Table 111 Assessment Table for Preferred Option Policy: CF1

SA Objective	Preferred Option Policy: CF1 Retail and Town Centres					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Very positive effect. Retail development provides a catalyst for growth and regeneration. Change of use from A1 retail need to be proven no longer viable, positive impact on town centre uses but negative for other employment sectors.	+	+	++	<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.	Very positive impact. Principal objective of the policy - to enhance vitality and viability of main town centres. Policy requires development to follow retail hierarchy.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area/ market towns</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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.	Positive effect on the attractiveness and vitality of town centres. Will act as service centres to the wider Peak District.	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area. Market towns</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.	Concentration of retail development in accordance with retail hierarchy will result in localised poor air quality.	-	-	--	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area/ market towns</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral impact. Relates to town centre development.	0	0	0	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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
						Geographical scale: local plan area/ market towns Temporary/permanent: permanent Assumptions made:
local wildlife sites						Geographical scale: local plan area/ market towns Temporary/permanent: permanent Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral impact. Relates to town centre development.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area/ market towns Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Negative impact. Increase in energy use. Energy efficiency in new	-/i	-/i	-/i	Likelihood/certainty: likely Geographical scale: local plan area/ market towns



8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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
		development s managed by other policies.				Temporary/permanent: permanent Assumptions made:
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.	Policy wording protects townscape, character and heritage assets.	i	i	i	Likelihood/certainty: unknown Geographical scale: local plan area/ market towns Temporary/permanent: permanent Assumptions made: Managed by design policies.
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	Neutral impact. Relates town centre development.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area/market towns Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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
	landscape assets as well as other natural assets including water courses and ancient woodlands.					Assumptions made:
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.	New retail development may increase surface run off through increase car park space.	-	-	-	Likelihood/certainty: likely Geographical scale: local plan area/market towns Temporary/permanent: permanent Assumptions made: New retail development will result in new car parking spaces.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Positive. Development in accordance with settlement hierarchy will increase access to	+	+	+	Likelihood/certainty: likely Geographical scale: local plan area/market towns

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF1 Retail and Town Centres					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	
		sustainable transport modes.				Temporary/permanent: permanent Assumptions made:
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.	Neutral impact.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area/ market towns Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Very positive. Access to town centre facilities enhanced.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area/market towns Temporary/permanent: permanent



8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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
						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.	Active street frontages are supported under this policy.	+	+	+	<p>Assumptions made:</p> <p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area/market towns</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Neutral impact. Relates to retail and town centre development.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area/market towns</p> <p>Temporary/permanent:</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF1 Retail and Town Centres						
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
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.	Potential to increase leisure and cultural facilities through town centre development.	0	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area/market towns</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Retail development located in town centres will have largely positive impacts on economic growth and the viability and vitality of town centres. Policy will increase access to services and facilities as well as protecting sites outside of the town centres against inappropriate uses. Concentration of this type of development in town centres needs to be supported with infrastructure delivery and mitigation against congestion and pollution.</p>						



8 Appraisal of preferred option policies

Policy CF2

Table 112 Assessment Table for Preferred Option Policy: CF2

SA Objective	Preferred Option Policy: CF2 Primary Shopping Areas and Frontages					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	
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive effect. Policy ensures a healthy retail core and mix of uses. Secondary frontages will support a range of sectors, with a broad distribution.	+	+	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Buxton and Glossop</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.	Very positive impact. Principal objective of the policy. Will enhance town centres vitality through a vibrant mix of uses and active street	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF2 Primary Shopping Areas and Frontages					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	
		frontages in primary shopping areas.				
3. Tourism	Strength of visitor economy to be supported and maintained.	Positive impact. Vibrant shopping areas will support the visitor economy.	+	+	+	Likelihood/certainty: likely Geographical scale: Buxton and Glossop Temporary/permanent: Assumptions made:
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 impact.	0	0	0	Likelihood/certainty: n/a Geographical scale: Buxton and Glossop Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF2 Primary Shopping Areas and Frontages					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	
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral	0	0	0	Likelihood/certainty: n/a Geographical scale: Buxton and Glossop Temporary/permanent: n/a Assumptions made:
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral	0	0	0	Likelihood/certainty: n/a Geographical scale: Buxton and Glossop Temporary/permanent: n/a Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral	0	0	0	Likelihood/certainty: likely Geographical scale: Buxton and Glossop

8 Appraisal of preferred option policies

Preferred Option Policy: CF2 Primary Shopping Areas and Frontages						
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
						Temporary/permanent: permanent Assumptions made:
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.	Potential positive impacts from active street frontages and vibrant town centres will have an overall positive impact on townscape quality.	+	+	+	Likelihood/certainty: likely Geographical scale: Buxton and Glossop Temporary/permanent: permanent Assumptions made:
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	Neutral	0	0	0	Likelihood/certainty: n/a Geographical scale: Buxton and Glossop Temporary/permanent: n/a Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF2 Primary Shopping Areas and Frontages					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	
	including water courses and ancient woodlands.					
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	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF2 Primary Shopping Areas and Frontages						
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
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.	Neutral	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>
13. Access	Journey lengths to key services and facilities to be minimised.	Neutral	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime	Very positive impact.	+	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Buxton and Glossop</p>



8 Appraisal of preferred option policies

Preferred Option Policy: CF2 Primary Shopping Areas and Frontages						
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
	prevention to be addressed by new development.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	Neutral	0	0	0	<p>Likelihood/certainty: n/a</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: n/a</p> <p>Assumptions made:</p>
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.	Very positive. Range of uses including leisure facilities permitted on secondary frontages.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: Buxton and Glossop</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF2 Primary Shopping Areas and Frontages					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	
	<p>Summary of significant effects of policy:</p> <p>Positive effects will primarily be from an increase in town centre uses and facilities and the enhancement of retail offer in primary shopping areas. Pleasant and attractive High Streets make places more desirable to live and increase overall affluence. Policy should make reference to place making strategies for the Buxton and Glossop areas where they would influence the character of the primary shopping areas.</p>					

8 Appraisal of preferred option policies

Policy CF3

Table 113 Assessment Table for Preferred Option Policy: CF3

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Largely neutral effects. Provision of education and training establishments may contribute to the overall economic growth.	0	0	0	<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.	Positive. Transport infrastructure will improve access to town centres and congestion issues.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
3. Tourism	Strength of visitor economy to be supported and maintained.	Positive impact. Infrastructure and facilities such as broadband and telecommunications will encourage visitor economy.	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.	Will address congestion issues to alleviate areas of poor air quality	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International, national,	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral.	0	0	0	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
local wildlife sites						<p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	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>
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Positive impact. Enhance of utilities and energy networks could provide opportunity to	+	+	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
		make energy efficiencies.				Temporary/permanent: permanent Assumptions made:
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.	Potential negative impacts on historic environment due to infrastructure building.	-/i	-/i	-/i	Likelihood/certainty: unknown Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
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	Potential negative impacts from new infrastructure ie.expansion to road network	-	-	-	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
	natural assets including water courses and ancient woodlands.					Assumptions made:
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.	Negative due to increased run off from new infrastructure. However provision of flood defences and mitigation could be provided.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Very positive impact.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
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. Increased health infrastructure. Increased education facilities.	++	++	++	<p>Likelihood/certainty: very 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.	Very positive impact.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong	Very positive impact.	++	++	++	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF3 Local Infrastructure Provision						
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
						Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.					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.	Largely neutral impact. Potential for increased viability of housing deliverability due to associated infrastructure.	0	+	+	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	Very positive impact through provision of community facilities.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF3 Local Infrastructure Provision					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	
	new allotment space and other opportunities for community food growing.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Increased local infrastructure will help mitigate the impact of development, reduce congestion, and provide new facilities and services where necessary. Need for new road infrastructure could have significant impacts on landscape character which will need to be considered.</p>						

8 Appraisal of preferred option policies

Policy CF4

Table 114 Assessment Table for Preferred Option Policy: CF4

SA Objective	Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities					
	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.	Neutral	0	0	0	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. Increased open space will contribute to the attractiveness of town centres.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
3. Tourism	Strength of visitor economy to be supported and maintained.	Very positive. Increase in good quality recreational	+	++	++	Likelihood/certainty: very likely Geographical scale: local plan area

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities					
	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
		space will increase visitor attraction.				Temporary/permanent: permanent Assumptions made:
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.	Very positive. Increase open space will improve air quality .	+	+	++	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral. Increased open space at a local level may improve connectivity to local wildlife sites and trails.	0	0	+/0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities				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
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Very positive. Safeguarding and increasing open space and natural assets will achieve net gain in 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.	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>
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.	Safeguarding historic parks will maintain heritage and townscape quality.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities						
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
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.	Neutral	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
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.	Providing and maintaining open space can manage surface run off and reduce flood risk.	+	+	+	Likelihood/certainty: uncertain Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Neutral	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent



8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities				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	
						Assumptions made:
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. Increase opportunities for walking, leisure and recreation.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Positive impact. Greater access to community facilities.	+	+	+	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	Positive impact.	+	+	+	Likelihood/certainty: likely Geographical scale: local plan area



8 Appraisal of preferred option policies

Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities						
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
						Temporary/permanent: permanent Assumptions made:
	street frontages. Safety and crime prevention to be addressed by new development.					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.	Neutral.	0	0	0	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 opportunities for community food growing.	Very positive impact. Principal objective of the policy.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
Summary of significant effects of policy:						

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF4 Provision of Open Space and Recreation Facilities				
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT
<p>Policy will have significant effects on the general well being and health of communities, providing open space and recreational facilities. Will improve community cohesion through providing community facilities. Safeguarding and enhancing open space can have a very positive impact on tourism.</p>					

Policy CF5

Table 115 Assessment Table for Preferred Option Policy: CF5

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.				
	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	Neutral	0	0	0
<p>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</p>					
					Likelihood/certainty: likely



8 Appraisal of preferred option policies

Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.						
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
						Geographical scale: local plan area Temporary/permanent: permanent Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area
	distribution by sector. Supply of suitable employment land required.					
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Positive. New community facilities particularly in villages will contribute to their viability.	+	+	+	
3. Tourism	Strength of visitor economy to be supported and maintained.	Largely neutral. Though vibrant communities will support tourism,	0	0	0	

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.					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	
		particularly maintenance of village facilities.				Temporary/permanent: permanent Assumptions made:
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	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.					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	
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral.	0	0	0	Assumptions made: Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Neutral.	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.				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
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.	Positive effects through retention of community facilities including village halls and post offices, will prevent buildings falling to disrepair and negative impacts on the built environment through empty buildings.	+	+	+	<p>Likelihood/certainty: very 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.	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>

8 Appraisal of preferred option policies

Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.						
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
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	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	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>
12. Health	Support active travel and deliver good quality, open green space,	Very positive impact. Health infrastructure	+	+	+	<p>Likelihood/certainty: likely</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.					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	
	particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	supported by community facilities.				Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Very positive. Improves access to facilities and services, particularly in smaller more isolated communities.	++	++	++	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	Very positive. Retention of community facilities will support cohesion	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area



8 Appraisal of preferred option policies

Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.						
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
	prevention to be addressed by new development.	and strong neighbourhood centres.				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.	Neutral.	0	0	0	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 opportunities for community food growing.	Very positive.	++	++	++	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF5 Provision and Retention of Local Community Services and Facilities.					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	Assumptions made:
	Summary of baseline	Nature of effect (quantify where possible)	ST	MT	LT		
<p>Summary of significant effects of policy:</p> <p>Policy will have significant positive effects on the vitality of communities and provision of local services. Will contribute to building strong neighbourhood centres and building community cohesion. Possibility that requirement to maintain community uses of buildings will impact on economic growth where commercial or industrial uses are prevented.</p>							

8 Appraisal of preferred option policies

Policy CF6

Table 116 Assessment Table for Preferred Option Policy: CF6

SA Objective	Preferred Option Policy: CF6 Accessibility and Transport				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
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Positive. Supporting economic growth with associated transport infrastructure improvements, will make area attractive to investment.	+	+	++	<p>Likelihood/certainty: very 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.	Positive.	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF6 Accessibility and Transport				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
3. Tourism	Strength of visitor economy to be supported and maintained.	Positive impact. Greater accessibility to visitors through cycling provision and social and cultural facilities.	+	+	+	<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.	Very positive impact. Reduction in use of road network will improve congestion and air quality.	++	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
5. International,	Need to protect designated sites, optimise their condition and improve their connectivity.	Neutral.	0	0	0	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF6 Accessibility and Transport						
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
national, local wildlife sites						<p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Largely neutral impact. Potential for any transport growth to result in biodiversity loss.	-/i	-/i	--	<p>Likelihood/certainty: uncertain</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 carbon emissions through	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: local plan area</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF6 Accessibility and Transport					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	
		more sustainable travel methods.				Temporary/permanent: permanent Assumptions made:
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.	Positive. Manage impacts of additional growth on towns and villages, accessibility and balanced distribution of development will enhance the townscape.	+	+	++	Likelihood/certainty: very likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
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	Neutral	0	0	0	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent

8 Appraisal of preferred option policies

Preferred Option Policy: CF6 Accessibility and Transport						
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
	natural assets including water courses and ancient woodlands.					Assumptions made:
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.	Positive.	+	+	+	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Very positive. Principal objective of this policy.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area/ Regional Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF6 Accessibility and Transport				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
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. More sustainable travel opportunities ie. Cycling will improve health. Less pollution.	++	++	++	<p>Likelihood/certainty: very 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.	Very positive impact. Principal objective of policy.	++	++	++	<p>Likelihood/certainty: very likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
14. Community	Support for mixed use developments, strong	Positive.	+	+	+	<p>Likelihood/certainty: likely</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF6 Accessibility and Transport						
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
safety and cohesion	neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.					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.	Neutral. Balanced distribution of housing within settlements.	0	0	0	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	Very positive.	++	++	++	Likelihood/certainty: very likely Geographical scale: local plan area

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF6 Accessibility and Transport					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	
	new allotment space and other opportunities for community food growing.					<p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Policy will support Councils overall sustainability objectives through providing infrastructure and improving accessibility to services and development. Promotion of innovative rural delivery schemes and new community assets will improve community well being. Reducing the need to travel and need for private transport will address deprivation across Wards.</p>						

8 Appraisal of preferred option policies

Policy CF7

Table 117 Assessment Table for Preferred Option Policy: CF7

SA Objective	Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy				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)	TS	MT		LT
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Policy has regard to economic viability considerations and should not result in any negative impact on economic growth.	0	0/i	0/i	<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.	Contributions can be used to provide necessary community and	+	+	+	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy				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)	TS	MT	
		infrastructure facilities to support town centres.			
3. Tourism	Strength of visitor economy to be supported and maintained.	Area will remain attractive to visitors if properly resourced.	+	+	+
					<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.	Largely neutral impact. Better infrastructure can ease congestion and choke points which	0	0/+	0/+
					<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>

8 Appraisal of preferred option policies

Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy						
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	TS	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
		could contribute positively to air quality.				
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	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>
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Neutral impact. Potential for developer contribution to provide biodiversity gain	0	0/i	0/i	<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>



8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy					
	Summary of baseline	Nature of effect (quantify where possible)	TS	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
		through EQ7.				
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	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>
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	Neutral impact.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p>

8 Appraisal of preferred option policies

SA Objective	Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy				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)	TS	MT	
	well as other natural assets including water courses and ancient woodlands.				Assumptions made:
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.	Positive impact. Potential for flood mitigation to be achieved through contributions.	+	+	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Positive impact. Through the provision of infrastructure including sustainable transport.	+	+	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
12. Health	Support active travel and deliver good quality, open green space, particularly	Very positive	+	+	Likelihood/certainty: likely



8 Appraisal of preferred option policies

Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy		Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy			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	
SA Objective	Summary of baseline	Nature of effect (quantify where possible)	TS	MT		LT
	in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	impact. Provision of community infrastructure including health and education.				Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:
13. Access	Journey lengths to key services and facilities to be minimised.	Very positive impact.	+	+	++	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.	Contributions may be used to improve local environmental quality,	+	+	+	Likelihood/certainty: likely Geographical scale: local plan area Temporary/permanent: permanent Assumptions made:

8 Appraisal of preferred option policies

SA Objective		Preferred Option Policy: CF7 Planning Obligations and Community Infrastructure Levy			
Summary of baseline	Nature of effect (quantify where possible)	TS	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
	improving neighbourhoods				
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.	0	0	0	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
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.	+	++	++	<p>Likelihood/certainty: likely</p> <p>Geographical scale: local plan area</p> <p>Temporary/permanent: permanent</p> <p>Assumptions made:</p>
<p>Summary of significant effects of policy:</p> <p>Policy will have major positive effects in relation to significantly improving community infrastructure and facilities, mitigating development and making proposals more acceptable. The formulae to be used to calculate contributions should be included in the policy, or the CIL document when available.</p>					

