

DERBYSHIRE DALES LOCAL PLAN – UPDATE REPORT ON SUSTAINABILITY APPRAISAL (SA) AND HABITATS REGULATIONS ASSESSMENT (HRA)

SUMMARY

This report provides for Members consideration the outcomes of the Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) of the policies and proposals in the Draft Derbyshire Dales Local Plan and the mitigation measures identified as a result of the assessment. The report outlines the necessary adjustments to the draft policies in response to the ongoing SA and HRA process.

RECOMMENDATION

1. That amendments to the policies and proposals as set out in Appendix 1 to this report be incorporated within the Derbyshire Dales Draft Local Plan, for the purposes of public consultation.
2. That the outcome of the ongoing Sustainability Appraisal and Habitat Regulations Assessment of the Derbyshire Dales Local Plan be reported to a future meeting of the Local Plan Advisory Committee.

WARDS AFFECTED

All outside the Peak District National Park

STRATEGIC LINK

The Derbyshire Dales District Council Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Peak District Partnership Statement of Priorities.

1 BACKGROUND

- 1.1** The legislation requires that plans such as the Derbyshire Dales Local Plan are subject to the preparation of a Sustainability Appraisal which considers the social, economic and environmental impacts of the policies and proposals. Under the EU Habitats Directive, the Plan is also required to be subject to a Habitats Regulations Assessment, to determine whether any policies or proposals contained within the plan are likely to have an adverse impact upon one or more European Designated Sites that are important for wildlife and nature conservation, and what, if any, mitigation measures should be made to the policies to offset any impact.
- 1.2** In addition to the Sustainability Appraisal and Habitats Regulations Assessments, in order to ensure that that the Council satisfies its duties under the Equalities Act 2010, the policies need to be subject to an initial Equalities Impact Assessment.

1.3 Local Plan Advisory Committee on 11th February 2016, approved a draft set of policies and proposals for inclusion in the Derbyshire Dales Local Plan. It further resolved that authority be delegated to the Corporate Director to make any necessary adjustments to the draft policies in response to the completion of a Sustainability Appraisal, Habitat Regulations Assessment, and initial Equalities Impact Assessment. (Minute 314/15).

2 DERBYSHIRE DALES LOCAL PLAN – SUSTAINABILITY APPRAISAL AND HABITAT REGULATIONS ASSESSEMENT

2.1 Although not available at the time that the report on the Derbyshire Dales Draft Local Plan was written (as set out in Item No. 4 on the agenda of this meeting) an initial Sustainability Appraisal and Habitats Regulations Assessment of the draft policies and proposals has now been completed.

2.2 A copy of the consultants commentary on the likely significant effects and any potential mitigation and enhancement measures required in respect of the policies and proposals from the Sustainability Appraisal is set out in Appendix 1 to this report.

2.3 An initial Habitats Regulations Assessment screening of the draft Local Plan policies has also been carried out. As part of this process it has been agreed with Natural England that any Likely Significant Effects of the policies and proposals in the Derbyshire Dales Draft Local Plan should be assessed in respect any impact on the following European Sites:

- Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA)
- South Pennine Moors Special Area of Conservation (SAC)
- Peak District Dales SAC
- Gang Mine SAC; and
- Cannock Chase SAC

2.4 The initial Habitats Regulations Assessment screening of the draft Local Plan policies and proposals for any Likely Significant Effects (LSEs) on the designated European Sites has identified the following:

- **Policy S6 - Strategic Housing Development** - the policy could increase recreational pressure, increase water demand and air pollution through increased housing provision in locations in the vicinity of the identified sites.
- **Policy S8 - Matlock/Wirksworth/Darley Dale** - development in these locations could result in recreational, air quality, urban effects and construction impacts on European sites located nearby
- **Policy EC1a - Employment Land Allocations and EC4 – Regenerating an Industrial Legacy** - especially as a result of the proximity of allocations to Gang Mine SAC.
- **Policy EC7 – Promoting Peak District Tourism and Culture** - as the policy seeks to increase visitor numbers to the area it is considered that this could increase air pollution and recreational pressures on the identified European sites.

- **EC2 - Housing Land Allocations** – likely significant effects are also noted in respect of a number of the potential housing allocation sites.

2.5 The Sustainability Appraisal and Habitats Regulations Assessment of the Derbyshire Dales Local Plan is a process that continues throughout the preparation of the Derbyshire Dales Local Plan.

2.6 A more extensive assessment of the potential Likely Significant Effects,(and subsequent mitigation measures) on the identified European sites will require further evaluation within the ongoing Habitats Regulations Assessment as well as more detailed liaison with Natural England.

2.7 The need for any further revisions to policies and proposals in the Derbyshire Dales Draft Local Plan to reflect identified mitigation or enhancement measures as a result of these ongoing processes will be reported to future meetings of the Local Plan Advisory Committee as necessary.

2.8 It is therefore recommended that the mitigation measures and amendments to policy wording as set out in Appendix 1 be included in the Draft Derbyshire Dales Local Plan for the purposes of public consultation.

3 RISK ASSESSMENT

3.1 Legal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis.

Deliberations by the Local Plan Advisory Committee are ‘without prejudice’ to the formal determination of any pending or future application for planning permission by the Local Planning Authority or to an appeal pending decision by the Planning Inspectorate.

3.2 Financial

The cost of preparing the Derbyshire Dales Local Plan, including any consultation is contained within the District Council’s budget. The financial risk is, therefore, assessed as low.

3.3 Corporate Risk

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council’s Corporate Plan and Peak District Partnership’s Statement of Priorities. In order to fulfil this role it is necessary to ensure that robust evidence-based and “sound” documents are prepared. Failure to do so will undermine the ability of the District Council to achieve its key aims and objectives. In light of the Inspector’s Report the Corporate Risk associated with the preparation of the Local Plan has been reviewed and identified as Medium Risk.

4 OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

5 CONTACT INFORMATION

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6 BACKGROUND PAPERS

Description	Date	File
Report and Minutes to Local Plan Advisory Committee Meetings	12th January 2016	G/5/P1
	18th January 2016	
	20th January 2016	
	11th February 2016	
	29 th February 2016	
Report and Minutes to Local Plan Advisory Committee Meetings	8th July 2015	G/5/P1
	21st September 2015	
	28 th September 2015	
Report and Minutes to Council	12 th October 2015	G/5/P1
Report and Minutes to Council	2 nd October 2014	G/5/P1
National Planning Policy Framework	March 2012	G/5/P1

Sustainability Appraisal of the Derbyshire Dales Local Plan

Table 1 below presents a commentary of the significant effects identified in the assessment of the policies presented in the Derbyshire Dales Draft Local Plan, along with proposed mitigation and enhancement measures. The policies have been assessed against the Sustainability Appraisal (SA) objectives (SA1-SA18) within the SA Framework as set out within the SA Scoping Report¹ with a number of recommendations made for revision, mitigation and improvement.

Table 1: Findings of the Sustainability Appraisal of the Derbyshire Dales Draft Local Plan

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
S1 Presumption in Favour of Sustainable Development	Significant positive effects are identified in relation to SA7 and SA12 which relate to the provision of housing and employment developments to meet the needs of the District. The policy fully supports the achievement of both of these SA objectives and should result in significant beneficial effects with regards to housing delivery and economic growth within the District. The policy states that development will be supported which improves the economic, social and environmental conditions in the area. The policy also refers to the requirements and restrictions of the NPPF, which sets out the objectives for protecting the environment, ensuring development is sustainable with regards to transport and access, ensuring community facilities are provided and communities supported and ensuring employment development is provided and access to employment and education is provided. A potential significant negative effect is identified in	None	Comments noted

¹ http://www.derbyshiredales.gov.uk/images/documents/S/Sustainability_Appraisal_Scoping_Report.pdf

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	relation to SA4 (green infrastructure) because development within the District may result in the loss of greenfield land and this loss cannot be mitigated.		
S2 Sustainable Development Principles	<p>A number of potential significant effects are identified in relation to SA7 (supporting the economy), SA12 (delivering housing to meet needs), SA13 (landscape and natural resources), SA16 (sustainable transport), SA17 (access to jobs, services and facilities) and SA 18 (flood risk and water resources). This is because the policy supports job growth and provision of economic developments and seeks to provide a mix of homes to meet local needs. The policy seeks efficient use of natural resources and protection and enhancement of landscape character, protects the water environment, aims to meet Water Framework Directive objectives and address flood risk. The policy seeks to provide good access to facilities and services and provide new jobs and seeks to locate development in accessible locations and reduce the need to travel.</p> <p>A potential significant negative effect is identified in relation to SA4 (green infrastructure) because development within the District may result in the loss of greenfield land and this loss cannot be mitigated. The policy wording does not promote improvement of condition of sites important for nature conservation or achieve net increases in biodiversity and therefore uncertain effects are identified. An uncertain effect is also identified for SA1 (air, noise and light pollution) because Policy S2 will only 'minimise' risks from</p>	<p>Mitigation:</p> <ul style="list-style-type: none"> • The policy should promote the enhancement of ecological sites and green spaces / infrastructure and achieve a net increase in biodiversity; and • The policy should require the mitigation of all risks from pollution and other potential hazards. <p>Enhancement:</p> <p>The policy could promote low carbon developments.</p>	<p>Comments in respect of ecological sites/green infrastructure noted, recommend additional bullet point added:</p> <p><i>Encouraging development proposals to promote the enhancement of ecological sites and green infrastructure and achieve a net increase in biodiversity overall.</i></p> <p>Amend bullet point 10 as follows:</p> <p>Seeking to secure developments which provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living environment and the risks from pollution and other potential hazards are minimised <i>and where appropriate mitigated.</i></p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	pollution.		Promotion of Low Carbon Developments is addressed through Policy PD7 – Climate Change. The Plan and policies are to be read as a whole.
S3 Settlement Hierarchy	The assessment identifies significant positive effects in relation to SA8 (supporting town centre), SA16 (sustainable transport) and SA17 (access to jobs, services and facilities). This is because the policy seeks to provide good access to facilities and services and provide new jobs and seeks to locate development in accessible locations and reduce the need to travel. The policy directs the majority of development within the District to towns which should support vitality of town centres. A potential significant negative effect is identified in relation to SA4 (green infrastructure) because development within the District may result in the loss of greenfield land and this loss cannot be mitigated. The policy does encourage the use of brownfield land and buildings which provide some mitigation but may not prevent greenfield sites from being developed if they meet other sustainable development criteria.	None	Comments noted
S4 Development Within Defined Settlement	A potential significant positive effect is identified in relation to SA12 (provision of housing to meet needs) because the policy seeks the provision of a range of dwelling types to meet local needs. The policy has a	Mitigation: Strengthen policy wording to enhance the District assets with regards to ecological sites,	Comments noted, insert additional bullet point as follows: <i>It preserves and/or enhances</i>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Limits	<p>significant positive effect with regards to SA13 which relates to landscape character and other natural resources as the policy promotes protection and enhancement of these assets. The policy could have significant negative effects on SA15 (heritage assets) because it could allow harm to heritage assets and does not seek to achieve any enhancement of heritage assets within the District. A potential significant negative effect is also identified in relation to SA4 (green infrastructure) because development may result in the loss of greenfield land within defined settlement boundaries and this loss cannot be mitigated. The policy wording does not promote improvement of condition of sites important for nature conservation or achieve net increases in biodiversity and therefore uncertain effects are identified.</p>	<p>biodiversity and green spaces and secure their long term management.</p> <p>Revise the policy wording to seek to protect and enhance of heritage assets within the District in the first instance. Reference to particularly important heritage assets may be helpful here.</p>	<p><i>ecological sites, biodiversity and green infrastructure.</i></p> <p>Amend second bullet point as follows:</p> <p><i>It protects and/or enhances the built and historic environment and it does not result in substantial harm to, or loss of designated heritage assets....</i></p>
S5 Development in the Countryside	<p>The policy has a significant positive effect with regards to SA13 which relates to landscape character and other natural resources as the policy promotes protection of these and enhancement. The policy could have significant negative effects on SA15 (heritage assets) as it could allow harm to heritage assets and does not seek to achieve any enhancement of heritage assets within the District. A potential significant negative effect is also identified in relation to SA4 (green infrastructure) because development may result in the loss of greenfield land within defined settlement boundaries and this loss cannot be mitigated. The policy does encourage the re-use of previously development land and buildings but may not prevent greenfield sites from being</p>	<p>Mitigation:</p> <p>Revise the policy wording to seek to protect and enhance of heritage assets within the District in the first instance. Reference to particularly important heritage assets may be helpful here.</p>	<p>Comments noted, amend bullet point eight as follows:</p> <p><i>It protects and/or enhances the built and historic environment and it does not result in substantial harm to, or loss of designated heritage assets....</i></p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	developed if they meet other sustainable development criteria.		
S6 Strategic Housing Development	A significant positive effect is identified in relation to SA12 relating to delivery of housing to meet identified needs. A potential significant negative effect is identified in relation to SA2 (ecological sites) as a likely significant effect on European sites is identified which will require further investigation in the HRA. This is due to the level of housing development proposed which could increase the population of the District and increase traffic and air pollution and recreational pressure. A potential significant negative effect is also identified in relation to SA4 (green infrastructure) because development may result in the loss of greenfield land within defined settlement boundaries and this loss cannot be mitigated.	Requires assessment in HRA	Policy requires HRA - for noting and for further consideration through the ongoing HRA Assessment prepared in consultation with Natural England.
S7 Strategic Employment Development	A potential significant positive effect is identified in relation to SA7 (supporting the economy) because the policy should create new jobs and enables growth in the local economy. A potential minor negative effect is also identified in relation to SA4 (green infrastructure) because development may result in the loss of greenfield land within defined settlement boundaries and this loss cannot be mitigated.	None	Comments noted
S8 Matlock / Wirksworth / Darley Dale Development	The policy performs particularly well against a number of SA objectives and potential significant positive effects are identified in relation to SA7 (supporting the economy), SA8 (supporting town centres), SA9 (supporting tourism development), SA10 (improving	Enhancements: Include protection or provision of new cultural or leisure facilities in the policy.	Comments noted, recommend additional point to be inserted at (d) as follows:

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Area Strategy	<p>health), SA12 (meeting housing needs), SA13 (landscape and natural resources), SA15 (heritage assets) and SA17 (access to jobs, services and facilities). The policy promotes growth in areas with good access to jobs, facilities and services. The policy provides protection for and encourages enhancement of the landscape, natural resources and heritage assets. The policy seeks provision of a range of homes to meet local needs and includes specific provision of new health care facilities. The policy supports the tourism sector and growth in the local economy in these towns. It also specifically supports the town centres.</p> <p>A potential significant negative effect is identified in relation to SA2 (ecological sites) as a likely significant effect on European sites is identified which will require further investigation in the HRA. Development in these locations could increase recreational, air quality and construction impacts on European sites nearby.</p> <p>Biodiversity and green infrastructure could both be negatively affected by development within these towns but it is assumed that most negative effects (excluding the loss of any greenfield land to development) will be addressed through policies PD3 and PD4.</p> <p>There is no mention of flood risk or defences specific to these towns within this policy.</p>	<p>Although there are development management policies elsewhere within the Local Plan which deal with the issues below, it may be worthwhile to review whether the following should be included within the policy for consistency purposes with the other topic areas and if there are any specific features relating to these towns which require protection and enhancement:</p> <ul style="list-style-type: none"> • Under d) include maintaining and enhancing the important green infrastructure resources surrounding and within the towns (these may require definition on a map) for the benefit of the community for recreation as well as the other many benefits that green infrastructure provides including climate change adaptation, wildlife, flood attenuation, food production and carbon storage. • Include mention of protecting and enhancing biodiversity and geodiversity in and around the towns • Review whether there are any 	<p><i>Working to maintain and improve the provision of local leisure and cultural facilities and services.</i></p> <p>Comments in respect of revisions to (d) noted, however it is not considered appropriate to make amendments, issues adequately addressed through policy elsewhere and the Plan is to be read as a whole.</p> <p>Insert under (a) additional bullet;</p> <p><i>Protecting and where possible enhancing biodiversity and geodiversity.</i></p> <p>Await outcomes from revised Strategic Flood Risk Assessment to inform whether additional policy wording required.</p> <p>Policy requires HRA - for noting and for further consideration through the ongoing HRA Assessment prepared in consultation with</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
		<p>flood risk issues or defences which require mention within the policy.</p> <p>Requires assessment in HRA</p>	<p>Natural England.</p>
<p>S9 Ashbourne Development Strategy</p>	<p>The policy performs particularly well against a number of SA objectives and significant positive effects are identified in relation to SA2 (ecological sites), SA7 (supporting the economy), SA8 (supporting town centres), SA9 (supporting tourism development), SA12 (meeting housing needs), SA13 (landscape and natural resources), SA15 (heritage assets) and SA17 (access to jobs, services and facilities). The policy promotes growth in areas with good access to jobs, facilities and services. The policy provides protection for and encourages enhancement of the landscape, natural resources and heritage assets. The policy seeks provision of a range of homes to meet local needs. The policy supports the tourism sector and growth in the local economy in Ashbourne. It also specifically supports the town centres.</p> <p>There is no mention of flood risk or defences specific to Ashbourne.</p>	<p>Enhancements:</p> <p>Include protection or provision of new cultural or leisure facilities.</p> <p>Include mention of improvements to health care facilities as this is mentioned within other similar policies (e.g. S8 and S10).</p> <p>Although there are development management policies elsewhere within the Local Plan which deal with the issues below, it may be worthwhile to review whether the following should be included within the policy for consistency purposes with the other topic areas and if there are any specific features relating to these towns which require protection and enhancement:</p> <ul style="list-style-type: none"> • Under d) include maintaining and enhancing the important green infrastructure resources surrounding and within the town 	<p>Comments noted, recommend additional points to be inserted at (d) as follows:</p> <p><i>Working to maintain and improve the provision of local leisure and cultural facilities and services.</i></p> <p><i>Working with the Clinical Commissioning Group to facilitate improvements to health provision in Ashbourne.</i></p> <p>Comments in respect of revisions to (d) noted, however it is not considered appropriate to make amendments, issues adequately addressed through policy elsewhere and the Plan is to be read as a whole.</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
		<p>(these may require definition on a map) for the benefit of the community for recreation as well as the other many benefits that green infrastructure provides including climate change adaptation, wildlife, flood attenuation, food production and carbon storage.</p> <ul style="list-style-type: none"> • Include mention of protecting and enhancing biodiversity and geodiversity in and around the town • Review whether there are any flood risk issues or defences which require mention within the policy. 	<p>Insert under (a) additional bullet;</p> <p><i>Protecting and where possible enhancing biodiversity and geodiversity.</i></p> <p>Await outcomes from revised Strategic Flood Risk Assessment to inform whether additional policy wording required.</p>
S10 Rural Parishes Development Strategy	<p>Potential significant positive effects are identified in relation to SA7 (supporting the economy), SA9 (supporting tourism development), SA12 (meeting housing needs), SA13 (landscape and natural resources) and SA15 (heritage assets). The policy provides protection for and encourages enhancement of the landscape, natural resources and heritage assets. The policy seeks provision of a range of homes to meet local needs. The policy supports the tourism sector and growth in the local economy. A potential significant negative effect is identified in relation to SA4 (green infrastructure) because development may result in the loss of greenfield land within the rural parishes and this loss cannot be</p>	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	mitigated.		
S11 Local Infrastructure Provision and Developer Contributions	SA11 – This policy relates to ensuring that infrastructure is in place at the right time to meet the needs of the District and support the development strategy. Potential significant positive effects are identified in relation to SA10 (improving health), SA11 (improving deprivation), SA14 (cultural / leisure facilities), SA16 (sustainable transport), SA17 (access to jobs, services and facilities) and SA18 (sustainable management of water and flood risk) because the policy fully supports the achievement of all of these objectives and will ensure the provision of facilities / infrastructure to meet needs.	Enhancements: Flood risk infrastructure could be mentioned within the policy for completeness.	Comments noted amend bullet point seven to read as follows: Ensuring the availability of water, wastewater <i>and flood risk infrastructure</i> by working with utility providers to promote a coordinated approach to the delivery of development and future infrastructure works
PD1 Design and Place Making	A potential significant effect is identified in relation to SA13 (landscape and natural resources) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria. The policy has mainly minor positive and neutral effects.	None	Comment noted
PD2 Protecting The Historic Environment	A potential significant positive effect is identified in relation to SA15 (heritage assets) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria. The policy has mainly minor positive and neutral effects.	None	Comments noted
PD3 Biodiversity and the Natural Environment	Potential significant positive effects are identified in relation to SA2 (ecological sites) and SA3 (biodiversity) because the policy fully supports the achievement of these SA objectives and their associated decision-making criteria. The policy has mainly minor positive and neutral effects.	Enhancement: Although it is made clear in the second set of bullet points that significant harm to ecological sites is not acceptable, in the first sentence of the policy the word	Recommended that policy wording be amended as follows: “The District Council will seek to protect, manage, and

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
		<p>'significant' should be removed as it suggests that harm which is not significant could be acceptable and this is in tension with the Habitats Regulations</p>	<p>where possible enhance the biodiversity and geological resources of the Plan Area and its surroundings by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity..."</p> <p>This change is proposed because without it the policy suggests that harm which is not significant could be acceptable and this is in tension with the Habitats Regulations.</p> <p>In bullet points 1-3 delete 'On these sites'. This change is proposed in order to ensure the policy adequately protects European Sites. Without this change the policy suggests that only proposals on European Sites which would cause harm would not be permitted.</p> <p>Insert 'District' to bullet 2 and 3 as follows:</p> <p>The <i>District</i> Council will not</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
			permit any development proposal which would....
PD4 Green Infrastructure	A potential significant positive effect is identified in relation to SA3 (biodiversity) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria. An enhancement measure is put forward to improve the performance of the policy against SA4 (green infrastructure). A potential significant negative effect is identified in relation to SA2 (ecological sites) because the policy promotes the improvement of access linkages to the Peak District National Park because it could increase recreational pressure on the European sites within the National Park. The HRA screening identifies an LSE in relation to this part of the policy which will require assessment in the HRA.	<p>Enhancement:</p> <p>Include securing the long term management of green infrastructure within the policy wording.</p> <p>Second bullet point, add the words “and appropriate mitigation put in place” to the end of this sentence.</p> <p>Requires assessment as part of the HRA.</p>	<p>Amend policy wording to read as follows:</p> <p>The District Council will through partnership working, develop, protect and, <i>enhance and secure the long term management of green infrastructure networks.</i></p> <p>Amend second bullet point to read as follows:</p> <p>Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project level HRA <i>and appropriate mitigation put in place.</i></p> <p>Policy requires HRA - for noting and for further consideration through the ongoing HRA Assessment prepared in consultation with Natural England.</p>
PD5 Landscape	A potential significant positive effect is identified in relation to SA13 (landscape and natural resources);	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Character	the policy should result in significant beneficial effects with regards to this SA Objective. Otherwise, the performance of the policy is mainly minor positive or neutral.		
PD6 Trees, Hedgerows and Woodlands	This policy relates only to trees, woodlands and hedgerows. No significant effects are identified within the assessment. The performance of the policy is mainly minor positive or neutral.	None	Comments noted
PD7 Climate Change	A potential significant positive effect is identified in relation to SA5 (renewable energy and energy efficiency) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria. The policy has adequately mitigated potential effects of renewable energy developments and therefore the policy has largely neutral effects on most of the SA Objectives.	Enhancements: There is an opportunity to improve the policy by encouraging the use of green infrastructure in climate change adaptation and resilience.	Comments noted recommend an additional bullet point is inserted as follows: <i>Encouraging the use of green infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience.</i>
PD8 Flood Risk Management and Water Quality	A potential significant positive effect is identified in relation to SA18 (water resources and flooding) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria.	None	Comments noted
PD9 Pollution Control and Unstable Land	A potential significant positive effect is identified in relation to SA1 (air, noise and light pollution) because the policy fully supports the achievement of the SA objective and its associated decision-making criteria. Otherwise, the policy has either minor positive or neutral effects on most of the SA Objectives.	None	Comments noted
PD10 Ashbourne Royal Shrovetide	No significant effects are identified within the assessment. The purpose of the policy is to protect and preserve the historic game of Ashbourne 'Royal Shrovetide' Football, which involves controlling	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	development within the Henmore Valley and within and around the periphery of the town centre. The performance of the policy is mainly minor positive or neutral.		
PD11 Matlock to Darley Dale A6 Corridor	This policy relates only to the safeguarding of the Matlock to Darley Dale A6 corridor with regards to the intrinsic character and quality of the open spaces in this area. No significant effects are identified within the assessment. The policy has either minor positive or neutral effects on most of the SA Objectives.	None	Comments noted
HC1 Location of Housing Development	A potential significant positive effect is identified with regards to SA12 (providing housing to meet needs) because the policy is working towards the achievement of the objective and all of the decision-making criteria and will result in positive benefits with regards to housing delivery. The policy directs housing development to the main District settlements and allocation sites, which are well located to existing settlements, which will indirectly support town centres, provide access to jobs, services and facilities and therefore promotes accessibility by sustainable modes. The allocation of sites and housing development within the District could give rise to some significant sustainability effects. A potential significant negative effect is identified in relation to SA4 (green infrastructure) as the allocation sites include several greenfield sites, and their loss cannot be mitigated. Other potential negative effects, such as in relation to biodiversity have the potential to be mitigated and will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	PD1, PD2, PD3, PD5, PD6 and PD8.		
HC2 Housing Land Allocations	<p>A potential significant positive effect is identified in relation to SA12 (provision of housing to meet needs) because this policy makes provision for housing development to meet needs during the plan period,. However, it is noted that there is currently a shortfall of approximately 400 dwellings.</p> <p>Potential significant negative effects have been identified in relation to SA2 (ecological sites), SA3 (biodiversity), SA4 (green infrastructure), SA13 (landscape and natural resources), SA15 (heritage assets, SA16 (sustainable transport) and SA18 (flood risk and water resources) because these effects were identified in relation to some of the allocation sites when they were assessed as potential development sites options. A potential minor negative effect is identified in relation to SA14 (recreation, cultural and leisure facilities) because the assessment of some of the allocation sites identified that some recreational facilities (i.e. open space) would be lost through the development of these sites.</p>	SA/HRA outcomes pending/TBC	Await comments.
HC3 Self-Build Housing Provision	<p>This policy supports self-build housing provision and is likely to contribute only a small number of developments during the Plan period. The potential effects of such developments will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8. The locations of these types of developments are unknown but will need to conform with Policy HC1 and Policy HC5 as well as the other policies within the Local Plan. The assessment of this</p>	None	Comment noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	policy identifies mainly neutral effects.		
HC4 Affordable Housing	New policy – assessment ongoing.	SA/HRA outcomes pending/TBC.	Await comments.
HC5 Meeting Local Housing Need (Exception Sites)	<p>This policy allows for some exceptional affordable housing development in fourth or possibly even fifth tier settlements which may have only minimal local facilities. Permission may be granted for mixed affordable and market housing if it can be proven that open market housing is required to facilitate delivery of the local needs affordable housing. The policy performs well with regards to SA12 (provision of housing to meet needs) and a potential significant positive effect is identified because the policy is working towards the achievement of the objective and all of the decision-making criteria and will result in positive benefits with regards to housing delivery. A potential significant negative effect is identified in relation to SA16 (sustainable transport) as rural exception sites are not likely to be accessible to day to day services and facilities by walking, cycling and public transport. The policy will not improve the problem of rural access to services and facilities and will result in more people in these circumstances, using private vehicles to access day to day facilities. This potential negative effect cannot be mitigated without investment in new facilities and services in rural areas. The potential negative effects of such developments will be controlled by the policies within the ‘Protecting the Peak District Character’ section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8.</p>	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
<p>HC6 Gypsy, Traveller and Travelling Show People Sites</p>	<p>The policy promotes the extension of existing sites to meet the need for additional to meet Gypsy and Traveller residential needs before new sites are identified. If new sites come forward for development the assessment has identified a potential minor negative effect in relation to SA16 (sustainable transport). Although the policy states that sites must be accessible to a range of services and facilities, it does not require access by sustainable transport modes and this could result in isolation of individuals who cannot drive. An uncertain effect is identified in relation to SA1 (air, noise and light pollution) because the policy does not mention controlling potential impacts on the residents of new sites from environmental risks and nuisances such as noise, light and air pollution and ground conditions. Although such impacts would be controlled by Policy PD9 it is suggested that they are mentioned within Policy HC6 in order to ensure consistency within the policy, which mentions a number of potential impacts that new sites may have on a surrounding area.</p>	<p>Mitigation: Add to bullet c) in second set of bullets: "to allow access by sustainable means". Add a bullet point to the second set of bullets requiring ground conditions / stability and any other environmental risks and nuisances to be mitigated prior to occupation. Enhancement: Add to bullet d) facilities for recycling as well as waste disposal.</p>	<p>Comments noted, amend bullet (c) in second list as follows:</p> <p>The site is situated in a suitable location in terms of local amenities and services including school, shops, health services and employment opportunities <i>to allow access by sustainable means.</i></p> <p>Amend bullet point (d) as follows:</p> <p>The site is capable of providing adequate on-site services for water supply, mains electricity, <i>facilities for recycling and waste disposal and foul and surface water drainage.</i></p> <p>Insert additional bullet point: <i>The site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.</i></p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
HC7 Replacement Dwellings	This policy relates only to the replacement of dwellings and ensures that proposals are accepted which will not have a negative effect on the character or appearance of its setting and surroundings, that dwellings to be replaced have no architectural significance, and the number of dwelling units on site is not increased. An uncertain effect is identified in relation to SA18 (flood risk) because existing dwellings proposed for replacement could be located within areas at high risk of flooding and it is not certain that this would be addressed by Policy PD8. The assessment has not identified any other significant effects and the remainder of the effects which are recorded are mainly neutral. Design of such dwellings would be controlled by Policy PD1.	Mitigation: Consider whether flood risk considerations should be added to Policy HC7 or whether Policy PD8 provides adequate protection for proposals for replacement dwellings which may be located within areas at high risk from flooding.	Comments noted. It is considered that Policy PD8 provides appropriate policy protection to ensure matters pertaining to flood risk are addressed. The Local Plan and policies are to be read as a whole.
HC7A Conversion and Re-Use of Buildings for Residential Accommodati on	New policy – assessment ongoing	SA/HRA outcomes pending/TBC	Await comments
HC8 Residential Sub-Division of Dwellings	This policy relates only to the sub-division of dwellings and is not likely to result in any significant sustainable effects. The policy states that the Council will consider accessibility to shops, services and facilities which should avoid increases in dwellings in unsuitable locations with regards to access and sustainable transport modes. Any potential negative sustainability	Enhancement: Add to bullet a) facilities for recycling as well as refuse storage.	Recommend bullet point (a) amended as follows: The provision of adequate vehicular access, car parking, amenity space <i>and facilities for recycling and refuse</i>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	impacts of this type of development will mainly be addressed by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8.		storage.
HC9 Extensions to Dwellings	This policy relates only to the extension to existing dwellings and is not likely to result in any significant sustainable effects. The policy sets out criteria for proposals which relate to the design and scale of extensions and the provision of sufficient car parking. Mostly neutral effects are identified in relation to the SA objectives. Any potential negative sustainability impacts of this type of development will mainly be addressed by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8.	None	Comments noted
HC10 Housing Mix and Type	This policy relates to the housing mix and type to be supported by the Council. The potential negative sustainability impacts of residential development will mainly be addressed by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8. The assessment therefore identifies mainly neutral effects apart from a potential significant positive effect in relation to SA12 (provision of housing to meet needs) because the policy is working towards the achievement of the objective and all of the decision-making criteria and will result in positive benefits with regards to affordable housing delivery.	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
HC11 Elderly Needs Accommodation	This policy relates only to proposals for elderly needs accommodation and allows for the creation of annexes to family homes to accommodate an elderly or disabled relative. The policy is not likely to result in any significant sustainable effects. All other effects are neutral. Any potential negative sustainability impacts of this type of development will mainly be addressed by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8.	None	Comments noted
HC12 Agricultural and Rural Workers Dwellings	This policy supports agricultural and forestry sectors and other rural enterprises and provides workers with accommodation in suitable locations so that they can access their employment easily which may be a requirement of their job. Minor positive effects are predicted in relation to SA7 (supporting the economy), SA12 (housing), SA16 (sustainable transport) and SA17 (access to services and facilities). The performance of the policy against all other SA objectives is neutral. Any potential negative sustainability impacts of residential development will be addressed by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5 and PD8.	None	Comments noted
HC13 Open Space, Sports and Recreation Facilities	This policy seeks to protect, maintain and enhance existing open spaces, sport and recreational buildings and land. Any new developments and potential negative sustainability effects will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8. A potential significant positive effect is identified in relation to SA14 (culture, leisure and recreation) because the policy fully supports the SA objective and should maintain and improve leisure and recreation facilities within the District.		
HC14 Community Facilities and Services	This policy seeks to maintain and improve the provision of local community facilities and services. No significant effects have been identified in relation to this policy. This policy has either minor positive effects or neutral effects with regards to the other SA Objectives. The policy should maintain and/or improve access to community facilities and services and help meet needs locally. Any new developments will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.	None	Comments noted
HC15 Promoting Sport, Leisure and Recreation	This policy seeks to protect and support new developments involving the provision of new sports, cultural, leisure and recreational facilities. Any potential negative sustainability effects of new developments will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8. A potential significant positive effect is identified in relation to SA14 (culture, leisure and recreation) because the policy fully supports the SA objective and should maintain and improve leisure and recreation facilities within the District.	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
HC16 Provision of Public Transport Facilities	This policy requires development proposals to facilitate the use of public transport by catering for the needs of bus and taxi operators. No significant effects are identified in relation to this policy, which has either minor positive effects or neutral effects with regards to the SA Objectives.	None	Comments noted
HC17 Accessibility and Transport	This policy relates to accessibility and transport across the District. A potential significant positive effect is identified in relation to SA16 (sustainable transport) because the policy supports the maintenance and enhancement of sustainable transport accessibility within the District. This policy has either minor positive effects or neutral effects with regards to the other SA Objectives.	None	Comments noted
HC18 Car Parking Standards	The parking standards referred to in this policy are adopted by the 6Cs authorities and differ depending on the nature of a development and whether it is in a rural or urban location and the accessibility to services and facilities. The standards are likely to maintain the status quo with regards to air quality and congestion although they should encourage use of sustainable transport modes in more accessible locations, which parking standards are more restrictive. For example, for small scale residential developments (1-5 dwellings) where car ownership may be low, such as town centres and other locations where services can easily be reached by walking, cycling or public transport, only 1 parking space per dwelling should be provided. No significant effects are identified in relation to this policy.	None	Comments noted
EC1 New	Potential significant positive effects are identified in	Enhancement:	Whilst this sector is growing

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Employment Development	<p>relation to SA7 (supporting the economy) and SA8 (supporting town centres) because the policy fully supports the achievement of these objectives and their decision-making criteria and should result in positive benefits to the local economy and the town centres of the District. The policy supports existing businesses which want to grow and the provision of new premises. The policy supports a number of sectors including tourism, agriculture, other rural businesses, retail development in town centres and high value knowledge based industry. The policy also supports small scale and start-up businesses, access to new premises by sustainable transport modes and making provision for the expansion of electronic communication networks. The policy should create new jobs and improve access to employment within the District. An uncertain effect is identified in relation to S4 (green infrastructure) because although the policy supports redevelopment of existing sites, greenfield sites may be used for new employment development. The policy does support provision of new green infrastructure, however. The policy includes some measures to control the potential negative effects of development, such as protecting local character, and the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan will ensure that all potential negative effects of any new employment developments are mitigated. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.</p>	<p>The policy could provide more support for low carbon, sustainable and renewable energy sectors and the design of innovative and low environmental impact employment premises.</p>	<p>nationally and there is scope for the local economy to benefit from this recent evidence available from the Housing and Economic Needs Assessment or the District Council's Economic Plan identify the low carbon economy as a sector for significant growth within the District.</p> <p>The policy as written refers to increasing the presence of higher value / knowledge based business which could apply to a number of businesses within this sector</p> <p>The policy does not preclude development with this sector, however given the absence of any evidence there appears to be no justification for making a specific reference to supporting this sector</p>
EC1a - Employment	<p>A potential significant positive effect is identified in relation to SA7 (supporting the economy) because the</p>	<p>Requires assessment in HRA specifically with regards to the</p>	<p>Policy requires HRA - for noting and for further</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Land Allocations	policy will support the development of the local economy, provide new business premises and help to create jobs. A potential significant negative effect is identified in relation to SA2 (ecological sites). An LSE has been identified in the HRA screening relating to allocation site 'Land at Porter Lane / Cromford Road, Wirksworth'. This requires assessment in the HRA and mitigation may be required via policy wording. A potential significant negative effect is also identified in relation to SA3 (biodiversity) identified in relation to some allocation sites at Wirksworth. There is also some uncertainty regarding the potential effects of the allocation at Cawdor Quarry.	'Land at Porter Lane / Cromford Road, Wirksworth' which needs to inform the SA. Outcomes of SA/HRA pending	consideration through the ongoing HRA Assessment prepared in consultation with Natural England.
EC2 Existing Employment Land and Premises	No significant effects are identified in relation to this policy. The potential effects of the policy are either minor positive or natural. The policy protects existing employment land and premises from inappropriate redevelopment which might result in an undersupply of existing premises or a reduction in suitable employment land in the District. The policy requires that mixed-use proposals should not create any environmental, amenity or safety issues. Other potential negative effects, such as in relation to biodiversity will be controlled by the policies within the 'Protecting the Peak District Character' section of the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.	None	Comments noted
EC2a - Retention of Key Employment Sites	This policy has been assessed on the basis of the assumption that there are no existing sustainability issues relating to the ongoing operation of these sites. No significant effects have been identified. The policy protects existing employment uses at certain sites.	Enhancement: Information on any relevant issues with relation to the ongoing operation of these sites would be useful to ensure that opportunities	Issues with the ongoing operation of sites noted, further clarification and discussions being sought with SA consultants to address

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
		to shape the policy to address any sustainability issues is not missed.	points raised.
EC3 Existing Employment Sites in the Countryside	The policy allows for the expansion of existing employment sites in the countryside provided a number of criteria are met. These criteria aim to avoid inappropriate countryside within the countryside having regards to landscape, amenity and traffic impacts. The policy ensures that such proposals facilitate the retention or growth of local employment opportunities. An uncertain effect is identified in relation to SA4 (green infrastructure). The expansion of existing employment sites in the countryside could result in the loss of greenfield sites / areas. Any negative effects resulting from development associated with this policy will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.	Mitigation: The policy should include encouragement of the redevelopment of brownfield sites ahead of greenfield sites and the efficient use of any greenfield land in order to reduce effects, such as the loss of green infrastructure and natural capital.	Comments noted, however the NPPF does not give a preference to brownfield over greenfield land for development, rather it requires the efficient use of land. Matters relating to the efficient use of land are addressed in policy S2 – <i>Sustainable Development Principles</i> . As the Plan and policies are to be read as a whole it is not deemed appropriate to make revisions.
EC4 Regeneration an Industrial Legacy	Potential significant negative effects are identified in relation to SA2 (ecological sites) because the HRA screening has identified Likely Significant Effects (LSEs) associated with the allocation sites and this requires further investigation in the HRA and when the allocation policies are screened (and it is possible that the allocation sites already contain adequate mitigation for these potential effects). Potential significant negative effects are also identified in relation to SA3 (biodiversity), SA4 (green infrastructure), SA13 (landscape and natural resources) and SA15 (heritage assets) which reflects the effects identified in the assessment of the	Requires assessment as part of HRA. Assessment of allocation policies is expected to identify the mitigation in place to address the potential significant negative effects identified within this assessment.	Policy requires HRA - for noting and for further consideration through the ongoing HRA Assessment prepared in consultation with Natural England.

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	<p>allocation sites. These effects require mitigation via the allocation policies, which have not yet been assessed in the SA.</p> <p>A potential significant positive effect is identified in relation to SA7 (supporting the economy) because the policy fully supports the achievement of this SA objective.</p>		
EC5 Town and Local Centres	<p>This policy aims to maintain and enhance the vitality and viability of town centres, district centres and local centres. Potential significant positive effects are identified in relation to SA7 (supporting the economy), SA8 (supporting town centres) and SA16 (sustainable transport). The policy fully supports the achievement of these SA objectives and their decision-making criteria. The policy should improve facilities available in town centres, supports the retail sector and should improve accessibility to facilities by sustainable modes. Any negative effects resulting from development associated with this policy will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.</p>	<p>Enhancement: The policy should also support cultural as well as leisure facilities.</p>	<p>Comments noted amend bullet point 5 as follows:</p> <p>Creating safe, attractive and accessible town and local centres, providing a good range of shopping, food and drink uses, services, offices and entertainment and , leisure <i>and cultural</i> facilities, and high quality public spaces.</p>
EC6 Primary Shopping Frontages	<p>The policy aims to maintain A1 uses within the Primary Shopping Frontages area defined within the Proposals Map. A significant positive effect is identified in relation to SA8 (supporting town centres) because the policy will help to maintain the vitality of town centres. The policy mainly has minor positive or neutral effects.</p>	None	Comments noted
EC7	The policy supports the tourism sector, encourages	Requires assessment as part of	Policy requires HRA - for

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Promoting Peak District Tourism and Culture	<p>more overnight stays and the provision of visitor cultural and recreational facilities which could also benefit residents. A significant positive effect is predicted against SA9 (supporting tourism) because the policy fully supports the achievement of the SA Objective and the decision-making criteria and should result in positive outcomes. A potential significant negative effect is identified in relation to SA2 (ecological sites) because an increase in visitors in the District could have a significant negative effect on the European sites identified within the HRA through increasing in recreational pressure. However, the policy does aim to direct visitors from sensitive areas which could avoid effects. The potential for an adverse effect occurring on European sites as a result of this policy will be assessed in the HRA. Any negative effects resulting from development associated with this policy will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8.</p>	HRA	noting and for further consideration through the ongoing HRA Assessment prepared in consultation with Natural England.
EC8 Holiday Chalets, Caravan and Campsite Developments	<p>This policy supports the tourism sector and encourages more overnight stays. A significant positive effect is predicted against SA9 (supporting tourism) because the policy fully supports the achievement of the SA Objective and the decision-making criteria and should result in positive outcomes. Any negative effects resulting from development associated with this policy will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3,</p>	None	Comments noted

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	PD5, PD6 and PD8. The performance of the policy is mainly minor positive or neutral.		
EC9 Farm Enterprises and Diversification	The aim of this policy is to allow farm diversification proposals which support the viability of farms and promotes the use of farming practices that have a positive impact on the environment. A significant positive effect is predicted against SA9 (supporting tourism) because the policy fully supports the achievement of the SA Objective and the decision-making criteria and should result in positive outcomes. Any negative effects resulting from development associated with this policy will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8. The performance of the policy is mainly minor positive or neutral.	None	Comments noted
EC10 Protecting and Extending our Cycle Network	The focus of this policy is very narrow; it aims to promote the protection and extension of the cycle network within the District. This policy is not associated with any significant effects. Any negative effects resulting from development of new cycle paths will be controlled through the 'Protecting the Peak District Character' policies set out elsewhere in the Local Plan. Such policies identified within the assessment are PD1, PD2, PD3, PD5, PD6 and PD8. The performance of the policy is mainly minor positive or neutral.	None	Comments noted
DS1 and DS8 Land at Ashbourne	Policies DS1 and DS8 both relate to the former airfield at Ashbourne. This is a large site and it is proposed that the site is brought forward for development in two	Mitigation: -The policy should require the completed scheme to deliver a net	Comments noted. Requirement for development to deliver a net increase in

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
Airfield (Phase 1) and Land at Ashbourne Airfield (Phase 2)	<p>phases. The potential effects from construction of this site would largely be controlled through Policy DS9 and would be temporary in nature. However, given the size of scale of the development, construction effects may be intermittent but take place over the medium to long term (i.e. beyond the plan period as the construction continues). The policies generally perform well with potential significant positive effects identified with regards to SA16 (sustainable transport) and SA17 (wider access to services and facilities). The policy includes mixed use development which will provide good access to employment and community facilities to be provided in the masterplan. Comprehensive walking, cycling and public transport access is to be provided across the site and to Ashbourne town centre. Local facilities will be provided as a part of the masterplan, as stipulated by the policy. Significant positive effects would also arise with regards to SA7 (supporting the economy) and SA12 (delivering housing to meet needs). Since this site was assessed as a potential development option, mitigation has been put in place within Policy DS1 which offsets potential negative effects and improves the performance of policy DS1 with regards to several of the SA Objectives. However, the policy could go further to ensure that potential negative effects are offset / mitigated in the development in order to see more net positive effects achieved. Uncertain effects remain with regards to SA15 (heritage assets) and SA3 (biodiversity). The policy requires a desk-based archaeological assessment and an ecological assessment are carried out. However, until these</p>	<p>increase in biodiversity on site. -The policy should require appropriate mitigation to be developed with regards to the archaeology and potential negative effects on historic assets.</p> <p>Enhancement: -The policy could encourage a low carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site.</p>	<p>biodiversity is addressed through policy PD3, therefore not considered necessary to make revisions.</p> <p>Amend bullet point 13 (DS1) and bullet 8 (DS8) as follows:</p> <p>A desk based archaeological assessment of the site, <i>including the identification of appropriate mitigation measures as required.</i></p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	assessments are completed it is not possible to conclude that this policy will not have a negative effect with regards to these SA Objectives.		
DS2 Land to the rear of Former RBS premises, Darley Dale	Potential significant positive effects are identified with regards to SA12 (delivering housing to meet needs), SA16 (sustainable transport) and SA17 (wider access to facilities and services) because the policy requires the delivery of a range of housing to meet needs, the provision of necessary community facilities and a transport assessment, cycle and walking routes and consideration of public transport routes. A minor negative effect remains because the development will result in the loss of agricultural land. However, the policy does require retention of key landscape features and green infrastructure provision on site with links established to the wider countryside.	<p>Enhancement:</p> <ul style="list-style-type: none"> -The policy should require the completed scheme to deliver a net increase in biodiversity on site. -The policy could encourage a low -carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site. 	<p>Comments noted. Requirement for development to deliver a net increase in biodiversity is addressed through policy PD3, therefore not considered necessary to make revisions.</p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>
DS3 Land at Stancliffe Quarry, Darley Dale	A potential significant positive effect is identified in relation to SA12 (delivery of housing to meet needs) because the policy requires provision of a range of housing types to meet local needs. The policy performs reasonably well but a minor negative effect remains with regards to SA16 (sustainable transport) because although the policy requires walking and cycling routes to be provided the policy does not	<p>Mitigation:</p> <ul style="list-style-type: none"> -The policy should require the completed scheme to deliver a net increase in biodiversity on site. <p>Enhancement:</p> <ul style="list-style-type: none"> -The policy could encourage a low -carbon development with consideration of high levels of 	<p>Comments noted. Requirement for development to deliver a net increase in biodiversity is addressed through policy PD3, therefore not considered necessary to make revisions.</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	<p>require the provision of any local facilities and therefore the distances required for residents to travel to access day to day facilities is likely to remain the same. Some key services and facilities are 10-20 minute walk away.</p> <p>An uncertain effect is identified in relation to SA3 (biodiversity) because the scheme could still result in the loss of trees and habitat despite requiring an ecological assessment.</p>	<p>energy efficiency, and low carbon and renewable electricity generation on site.</p>	<p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>
<p>DS4 Land off Gritstone Road/Pinewood Road, Matlock</p>	<p>A potential significant positive effect is identified in relation to SA12 (delivery of housing to meet needs) because the policy requires provision of a range of housing types to meet local needs. The policy performs reasonably well but a significant negative effect is identified in relation to SA4 (green infrastructure) because the loss of these large greenfield sites cannot be mitigated. However, the policy does require provision of open space on the site and green infrastructure which links into the surrounding countryside as well as the retention of some tree planting for screening. A significant negative effect also remains with regards to SA16 (sustainable transport) because although the policy requires walking and cycling routes to be provided the policy does not require the provision of any local facilities and therefore the distances required for residents to travel to access day to day facilities is likely to remain the same. Some key services and</p>	<p>Mitigation: -The policy should require appropriate mitigation to be developed with regards to the archaeology and potential negative effects on historic assets. -The policy should require the completed scheme to deliver a net increase in biodiversity on site. Enhancements: -The policy could encourage a low -carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site.</p>	<p>Comments noted amend bullet point 7 as follows:</p> <p>A Historic Environment Assessment. The scheme should consider the impact of development on the setting of historic assets, including the setting of the Grade II Listed Wolds Farm <i>and the identification of appropriate mitigation measures as required.</i></p> <p>Amend bullet point 8 as follows;</p> <p>A desk based archaeological assessment, <i>including the</i></p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	<p>facilities are 10-20 minute walk away.</p> <p>A minor negative effect is identified in relation to SA3 (biodiversity). The policy requires an ecological assessment and retention of some tree planting on site. However, the residual effect of this policy with regards to biodiversity is uncertain in the absence of a concluded ecological assessment. No biodiversity improvements are required by the policy. An uncertain effect is identified in relation to SA13 (landscape and natural resources) because it is not clear whether the development boundary of the allocation site has been adjusted to ensure that the more sensitive parts of the site will not be developed (information has been requested from DDDC on this issue). An uncertain effect is identified in relation to SA15 (heritage assets). Until the historic environment and archaeological assessments are concluded it is not possible to conclude that the policy will not have a negative effect with regards to these SA Objectives.</p>		<p><i>identification of appropriate mitigation measures as required.</i></p> <p>Comments noted. Requirement for development to deliver a net increase in biodiversity is addressed through policy PD3, therefore not considered necessary to make revisions.</p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>
DS5 Land at Halldale Quarry, Matlock Spa Road, Matlock	<p>A potential significant positive effect is identified in relation to SA12 (delivery of housing to meet needs) because the policy requires provision of a range of housing types to meet local needs. A potential significant negative effect is identified in relation to SA3 (biodiversity). The site lies within a designated RIGS site (109). Development could result in the loss</p>	<p>Mitigation:</p> <ul style="list-style-type: none"> -The policy should require the completed scheme to deliver a net increase in biodiversity on site. -The policy should address whether the RIGS can be preserved in the scheme. 	<p>Comments noted. Requirement for development to deliver a net increase in biodiversity and RIGS matters is addressed through policy PD3, therefore not considered necessary to</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	<p>of this designated site. This is not addressed by the policy wording and it is not clear whether the RIG could be preserved in the scheme. Another potential significant negative effect is identified with regards to SA16 (sustainable transport). Although the policy requires a travel plan and establishment of walking and cycle access to Matlock town centre it does not appear to specifically address the existing distance to the nearest school (over a 20 min walk) and does not require provision of a shop on site.</p> <p>An uncertain effect is identified in relation to biodiversity. There is a diverse collection of habitats on site. The policy requires an ecological assessment but does not stipulate any mitigation. The policy could go further to achieve a net positive outcome for ecology / biodiversity.</p>	<p>- If it is intended that the scheme provides community facilities to include a local shop and school, this should be clarified within the policy wording. Enhancement: -The policy could encourage a low -carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site.</p>	<p>make revisions.</p> <p>Policy is currently worded to allow flexibility for the preparation of the scheme and to ensure community facilities are appropriate for the nature of development proposed. It is not deemed appropriate to stipulate the type of facilities at this stage.</p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>
DS6 Land off Middleton Road/Cromford Road, Wirksworth	<p>A potential significant positive effect is identified in relation to SA12 (delivery of housing to meet needs) because the policy requires provision of a range of housing types to meet local needs. A potential significant positive effect is also identified in relation to SA16 (sustainable transport) because the development will enable residents to access day to</p>	<p>Mitigation: -The policy should require the completed scheme to deliver a net increase in biodiversity on site and to secure the long term management of the local wildlife site located on site.</p>	<p>Comments noted. Requirement for development to deliver a net increase in biodiversity and RIGS matters is addressed through policy PD3, therefore not considered necessary to</p>

Policy	Significant effects commentary	Proposed mitigation and enhancements	Officer Comment and Recommendation
	<p>day facilities and services by sustainable means. A potential significant negative effect is identified in relation to SA3 (biodiversity). An uncertain effect is identified in relation to SA2 (ecological sites). The policy requires an ecological assessment but could go further to mitigate for the loss of habitats and biodiversity. The site lies within a designated RIGS site (72). Development could result in the loss of this designated site. This is not addressed by the policy wording and it is not clear whether the RIG could be preserved in the scheme. The development is likely to result in the irreversible loss of open mosaic habitats and also, given the ambiguity of the policy wording at present, a significant negative effect remains.</p> <p>A potential significant negative effect is identified in relation to SA13 (landscape and natural resources). The policy requires a comprehensive landscaping plan including the retention of landscape and ecological features. However, it is not clear whether this will adequately mitigate for the potential significant negative effects identified (information has requested from DDDC about whether boundary of site has been adjusted to avoid sensitive areas). Another potential significant negative effect is identified in relation to SA15 (heritage assets). The policy requires a desk-based archaeological assessment of the site and an historic environment assessment, requiring consideration of development on the setting of Wirksworth and Middleton Conservation Areas. The policy goes as far as it can at this stage to mitigate for the potential adverse effects on heritage assets,</p>	<p>-The policy should address whether the RIGS can be preserved in the scheme. Enhancement: -The policy could encourage a low carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site.</p>	<p>make revisions.</p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>

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	<p>however, the overall outcome with regards to this SA Objective is uncertain and significant negative effects could still occur as a result of the development. A potential minor negative effect is identified because the development will result in the loss of greenfield open space part of which is agricultural land.</p>		
<p>DS7 Land at Middle Peak Quarry, Wirksworth</p>	<p>A potential significant positive effect is identified in relation to SA12 (delivery of housing to meet needs) because the policy requires provision of a range of housing types to meet local needs. A potential significant positive effect is also identified in relation to SA16 (sustainable transport) because the development will enable residents to access day to day facilities and services by sustainable means.</p> <p>Potential significant negative effects are identified in relation to SA2 (ecological sites) and SA3 (biodiversity). Dale Quarry SSSI located on site designated for geological formations accessible for study and it is not clear whether this SSSI will be protected in the scheme. Derbyshire Wildlife Trust conclude the nature conservation interest / value of the site is high. It is not clear whether the development boundary has been adjusted to avoid the more sensitive areas. An ecological assessment is required by the policy but it is unclear whether adequate mitigation can be put in place which will avoid a significant negative effect occurring.</p>	<p>Mitigation:</p> <ul style="list-style-type: none"> -The policy should require the completed scheme to deliver a net increase in biodiversity on site. -The policy should address whether the SSSI can be preserved in the scheme <p>Enhancement:</p> <ul style="list-style-type: none"> -The policy could encourage a low carbon development with consideration of high levels of energy efficiency, and low carbon and renewable electricity generation on site. 	<p>Comments noted. Requirement for development to deliver a net increase in biodiversity and SSSI matters is addressed through policy PD3, therefore not considered necessary to make revisions.</p> <p>Comments regarding policy enhancement noted, however not deemed appropriate to incorporate at this stage. Policy PD7 encourages low carbon development, energy efficiency and renewable energy generation. Policy PD1 addresses matters relating to design and the need for development to respond positively to the challenge of climate change.</p>