

## **SUSTAINABILITY APPRAISAL REPORT**

For the delivery of

### **Shobnall Neighbourhood Plan**

On behalf of

### **Shobnall Parish Council**

June 2017



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## 1. Introduction & Background

- 1.1. This Sustainability Appraisal (SA) report has been produced by Urban Imprint to support Shobnall's Neighbourhood Plan (SNDP).
- 1.2. The scoping report is used to guide the process to ensure that the Neighbourhood Plan meets the requirements of the European Directive 2001/42/EC (to be known henceforth as the 'Directive'). The Directive was enacted in England through 'The Environmental Assessment of Plans and Programmes Regulations 2004'. The purpose of the directive is to assess the 'impact of certain plans and programmes on the environment'.
- 1.3. An SEA is required when a development plan may have significant environmental implications. It is the legal responsibility of the Local Authority to determine if a Neighbourhood Plan requires a full SEA. The regulations advise that a screening report should be produced to determine if a full SEA is required by assessing the Development Plan against categories outlined in Schedule 1 of the regulations.
- 1.4. Beyond the SEA, Sustainability Appraisals consider the sustainability of the plan in terms of economic, social and environmental issues. Sustainability Appraisals are not a legal requirement when producing a Neighbourhood Development Plan. Despite this, the SA and SEA process is cross-cutting and it is therefore deemed appropriate and good practice to carry out an SEA/SA

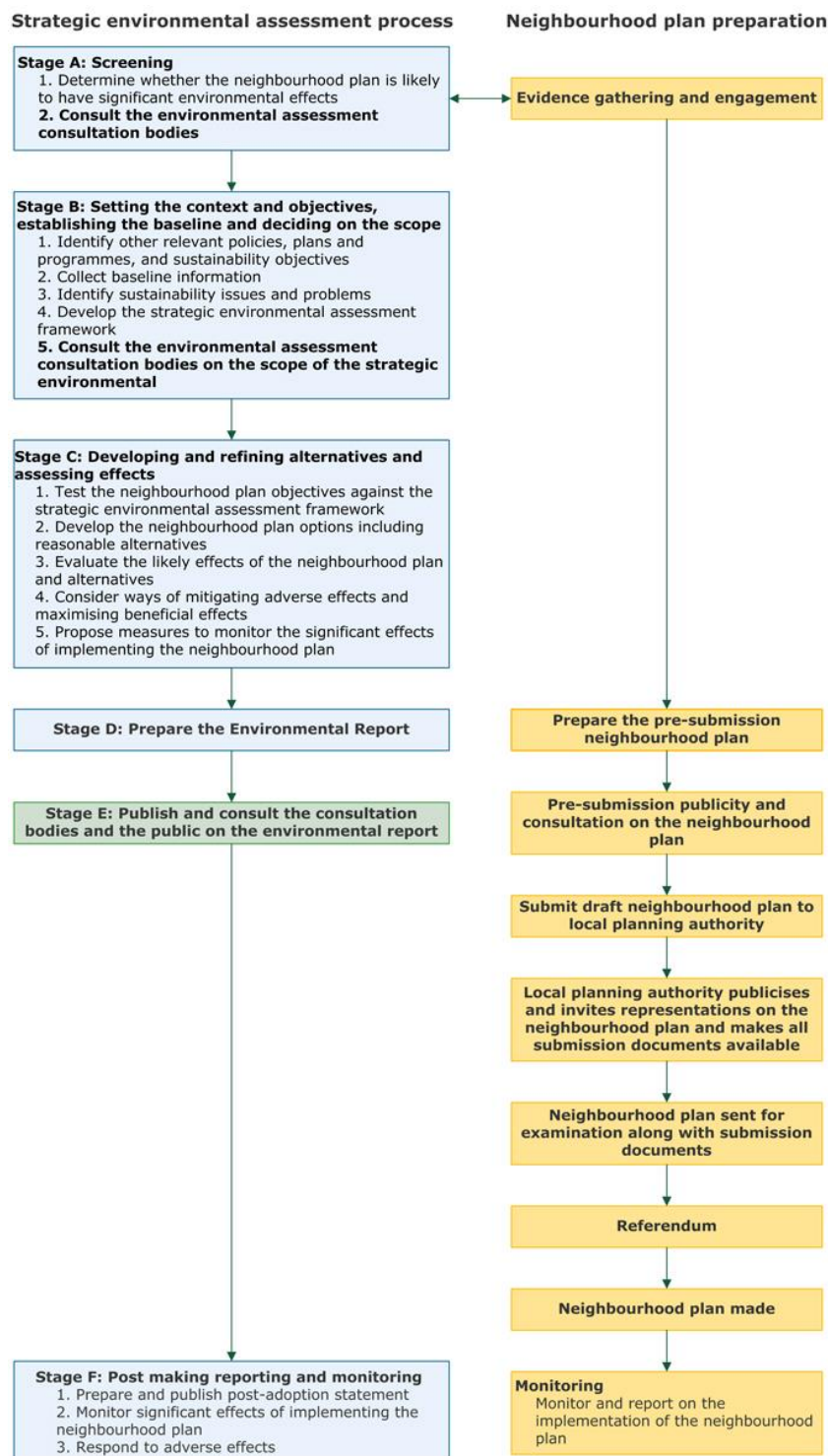
scoping report which will cover all sustainability issues. The scoping report will cover Stage A of the sustainability appraisal process. This report will outline the key issues and problems in Shobnall which will lead to the production of sustainability objectives which the Neighbourhood Plan will be assessed against.

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## 2. Methodology

2.1. The National Planning Practice Guidance sets out the process for Strategic Environmental Assessment within the following diagram. Stages A to E will be carried out in support of the Shobnall Neighbourhood Plan

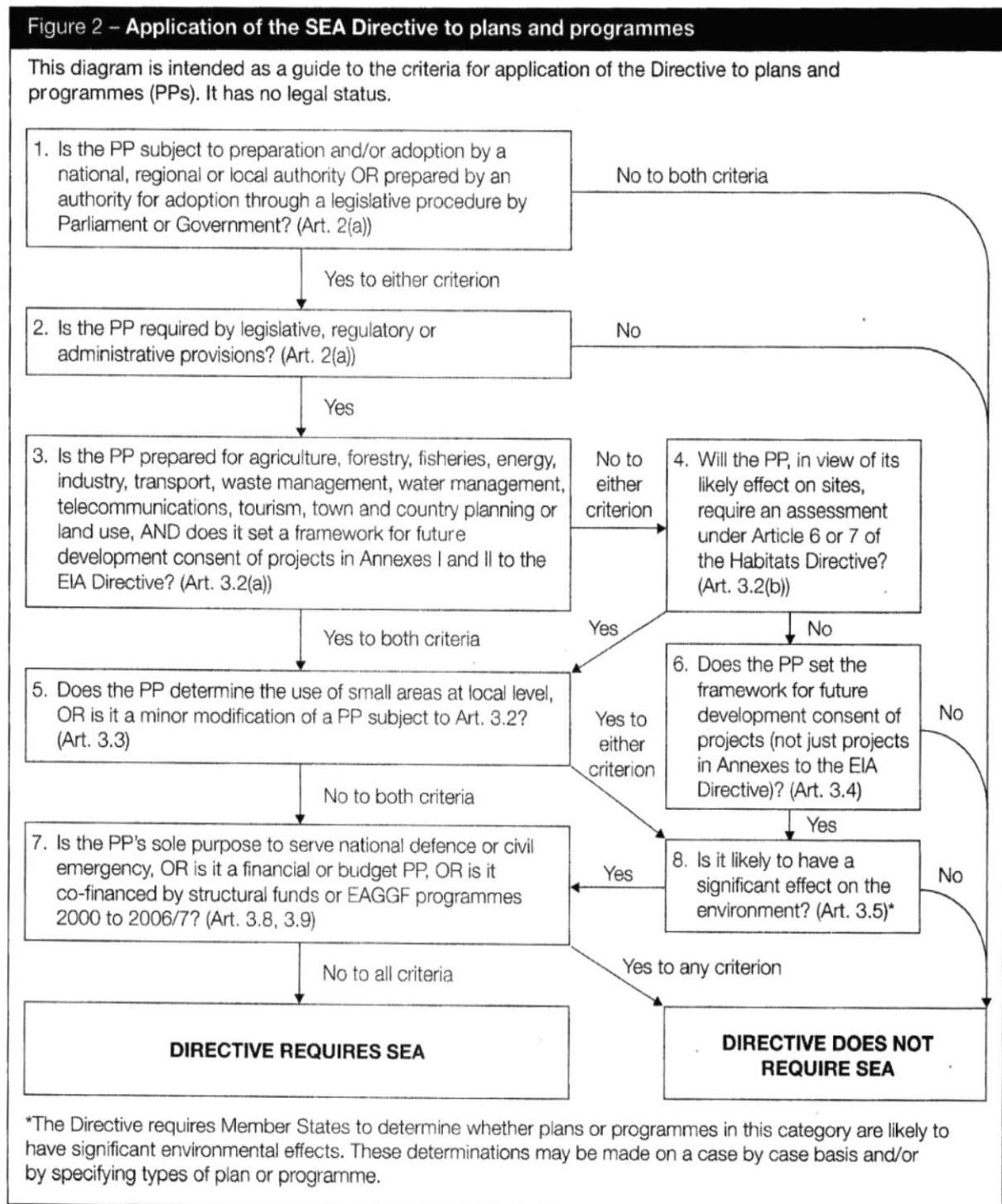
### The SEA process



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2.2. As stage A: Screening sets out, the first stage is to assess whether the neighbourhood plan is likely to have significant environmental effects. The basis for this assessment has been the consultation draft of the SNDP. The flow diagram shown below sets out the decision making process:

## Assessing the need for SEA



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**Table 1: Stage A of the SEA/SA process**

Stage	Task	Purpose
Stage A1	Identifying other relevant plans, programmes, and environmental protection objectives.	To establish how the SNDP is affected by factors and objectives from other policies and programmes; to ensure broad compliance with other plans and programmes; to ensure consistency of the SNDP with other plan and programme objectives; to suggest ideas of how any constraints can be addressed by the SNDP and to help to inform the SEA objective setting process.
Stage A2	Collecting baseline information	To provide an evidence base of the economic, social and environmental characteristic of the SNDP area; to identify problems and issues within the Shobnall Neighbourhood Area; to provide a baseline against which the effects of the SNDP can be predicted; to monitor the effect of the plan and to find alternative ways to deal with impacts that may arise; to help in development of the SEA objectives.
Stage A3	Identifying economic, social and environmental issues and problems	To help focus previous SEA stages and to identify issues and problems within Shobnall which can be addressed through the production of the SNDP.
Stage A4	Developing SEA objectives	To assist in assessment of the economic, social and environmental impact of the SNDP against which alternatives strategies can be assessed.
Stage A5	Consulting on the scope of SEA	To set out in a report the process of the scoping stage of the SEA/SA, which will be consulted on subsequently.

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## 3. Local Plan and Strategy

1.5. The SEA/SA process requires all relevant plans and policies to be reviewed, this will ensure that Shobnall's Neighbourhood Plan will be in line with current local and national policies. This section will predominantly focus on local policies as it has been presumed that these were produced in line with national policies. Table 2 summaries all the relevant plans and policies and a full outline of them can be found in Urban Imprint's Technical Baseline Document. The following plans and policies have been reviewed;

- The National Planning Policy Framework (NPPF) (2012)
- The East Staffordshire Local Plan (2012)
- Conservation Area Appraisal and Management Plans (2008)
- East Staffordshire Design SPD (2008)
- East Staffordshire Open Space SPD (2010)
- East Staffordshire Housing Choice SPD (2014)
- The National Forest Strategy (2014)



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Sustainable dimension	Topic Area	Summary of findings
Economic	Economic recovery and employment	<ul style="list-style-type: none"> <li>• Section 1 of the NPPF (2012) outlines the need to build strong and competitive economies.</li> <li>• Paragraph 23 of the NPPF (2012) states policies should 'promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</li> <li>• The emerging Local Plan (2012) highlights the boroughs requirement for B1, B2 and B8 uses to be delivered on existing employment land.</li> <li>• The boroughs emerging Local Plan (2012) sets out the importance of tourism, culture and leisure uses supporting the local economy.</li> </ul>
	Retail	<ul style="list-style-type: none"> <li>• Strategic Policy 20 in the emerging Local Plan sets out the need to ensure retail floor space remains the focus of local centres.</li> </ul>
	Housing	<ul style="list-style-type: none"> <li>• The NPPF seeks 'a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities'.</li> <li>• Strategic Policy 2 in the emerging Local Plan highlights that the main town of Burton on Trent will be a growth area for new development (ESBC, 2012).</li> <li>• East Staffordshire's Housing Choice SPD (2014) outlines requirements for affordable housing, aspirational provision and housing for the elderly.</li> </ul>

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	Transport	<ul style="list-style-type: none"> <li>National policies seek to 'reduce the need to travel' through the use of 'smarter use of technologies' (National Planning Policy Framework, 2012).</li> </ul>
Social	Community Infrastructure and Leisure Provisions	<ul style="list-style-type: none"> <li>The NPPF (2012) outlines the importance of access to high quality open spaces and opportunities for sports and recreation.</li> <li>Local policies set out standards for the provision of outdoor sports and open spaces (ESBC, 2012).</li> <li>The Local Planning Authority has identified a commitment to improving and enhancing existing indoor sports provisions.</li> </ul>
	Educations and health care provisions	<ul style="list-style-type: none"> <li>National policies acknowledge the importance of the health and wellbeing of communities, emphasising the need for up-to-date assessments. (NPPF, 2012).</li> <li>East Staffordshire's (2012) emerging Local Plan outlines that the new Burton Technical colleges lies within a deprived area of Shobnall, which needs regenerating.</li> <li>The borough council has identified the need for new developments to enhance health, safety and wellbeing (ESBC, 2012)</li> </ul>
Environmental	Green Infrastructure	<ul style="list-style-type: none"> <li>Section 11 of the Framework sets out the priorities for conserving and enhancing the natural environment (NPPF, 2012).</li> <li>The emerging Local Plan (2012) seeks to protect and enhance existing Green Infrastructure.</li> <li>Strategic Policy 26 of East Staffordshire's Emerging Local Plan (2012) supports the protection and enhancement of the national forest.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The emerging Local Plan outlines the requirements to protect and enhance existing biodiversity and geodiversity.</li> <li>• The Open Space SPD (2010) outlines the type and quality of open and green spaces required within the borough.</li> <li>• The National Forest Strategy (2014) sets out key priorities for the protection and enhancement of the national forest.</li> </ul>
	Blue Infrastructure	<ul style="list-style-type: none"> <li>• East Staffordshire's Emerging Local Plan (2012) states that development within flood risk areas will only be permitted where it would not cause unacceptable harm and. Furthermore it seeks for new developments to reduce the impacts of climate change.</li> </ul>
	Sustainable transport	<ul style="list-style-type: none"> <li>• East Staffordshire Borough Council supports the need to provide a sustainable integrated transport system (ESBC, 2012).</li> </ul>
	Design	<ul style="list-style-type: none"> <li>• The NPPF (2012) states that 'high quality and inclusive design' should be central to 'all development including individual buildings, public and private spaces and wider area development schemes'.</li> <li>• The Borough Council has set out 11 core principles for good design which include 'sense of place, good passive surveillance and active frontages, local distinctiveness, enhancing the landscape, legibility and permeability, use of green infrastructure, context, adaptability, appropriate innovation, public art and use of renewable energy' (ESBC, 2012).</li> <li>• There are two Conservation Area's within the parish of Shobnall (Conservation Area Appraisal and Management Plan, 2008).</li> </ul>

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		<ul style="list-style-type: none"><li>• East Staffordshire's Design Guide SPD (2008) provides guidelines for the achievement of high quality developments which contribute positively to their setting and reinforce and protect the local distinctiveness of the borough.</li></ul>
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## 4. The Technical Baseline

4.1. The basis for this assessment has been the Technical Baseline Document prepared by Urban Imprint which seeks to provide information to meet the requirements of Schedule 2 of the Regulations. This document should be read in conjunction with the technical baseline with attention paid to the summaries which conclude each section.

4.2. For clarity and in the avoidance of doubt the Technical Baseline Document includes the following broad details:

- Socio-Economic Profile of the Parish, including population statistics, travel to work and economic activity
- A summary of key heritage, townscape and landscape features and characteristics, including any protected features and designations
- A summary of environmental matters including geology, air quality, water quality, flood risk and transportation issues.

- A summary of relevant plans and policies at the national, sub-regional and county level, including those in support of the recently adopted Local Plan:
- An assessment of recent planning proposals and development within the Parish

4.3. The Technical Baseline Document therefore meets Stage B of the SEA process (setting the context and objectives, establishing the baseline and deciding on the scope).

4.4. This baseline has been prepared mindful of the scale and nature of the Neighbourhood Plan and targeted specifically towards the policies that have emerged as part of the development of the draft plan.

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## 5. Summary of Technical Baseline – Key Issues

### 1. Planning Proposals and Current Development

- Current trend of adapting existing commercial units to residential uses has resulted in the loss of shop premises and pubs in the centre
- Limited commercial developments within the plan area, with exception to the development at Centrum 100.

### 2. Shops, Community Services and Business Activity

- There is an under provision of local medical services within the parish
- Limited access to secondary schools
- Concentrated vacancies around the Town Hall, effecting visual amenity.
- Residents living in the western side of the plan area do not have access to commercial provisions.

### 3. Socio-Economic Profile

- Fast growing population with generally a younger population and a diverse ethnic population
- Unemployment figures higher than borough average,
- Large proportion of populace claim benefits and have no qualifications
- Lower than borough average for house prices where 29% of which are rented.

### 4. Conservation and Heritage

- Many of Shobnall's heritage assets are currently still in active use in their original purpose

### 5. Townscape and Landscape

- Canal towpath is in poor condition, in some locations unmanaged, overgrown and littered.
- Shobnall marina is currently underused

### 6. Environmental Matters

- There are no statutorily protected natural environments
- Large parts of the plan area are within flood risk zones
- Air pollution as a result from road traffic has occasionally breached East Staffordshire Borough Council's air quality regime.

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## 6. Assessment of Neighbourhood Plan Policies

6.1. Schedule 1 of the 2004 Regulations sets out criteria for determining the likely significance of effects on the environment. The criteria are:

The characteristics of plans and programmes (in this case the Neighbourhood Plan), having regard, in particular, to—

- a. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- b. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- c. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- d. environmental problems relevant to the plan or programme; and
- e. the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)

6.2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—

- f. the probability, duration, frequency and reversibility of the effects;
- g. the cumulative nature of the effects;
- h. the transboundary nature of the effects;

- i. the risks to human health or the environment (for example, due to accidents);
- j. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);

The value and vulnerability of the area likely to be affected due to—

- k. special natural characteristics or cultural heritage;
- l. exceeded environmental quality standards or limit values; or
- m. intensive land-use; and
- n. the effects on areas or landscapes which have a recognised national, Community or international protection status.

6.3. Each of the policies within the draft Neighbourhood Plan have been subjected to a brief assessment against the criteria a – n in order to assist with assessing the likelihood that an SEA / SA will be required.

6.4. The basis for this has been the technical baseline document. This assessment is included at Appendix 1 to this document. This will be used as the basis for assessing the significance of effects. It compares each of the Shobnall Neighbourhood Plan policies with the schedule 1 assessment criteria (a-n). This exercise is intended to identify any potential effects (negative, limited, positive or no effect) of the policies and to assess whether they may require an SEA.

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## **Identified Likely Significant Environmental Effects**

6.5. The Shobnall Neighbourhood Plan has 21 emerging policies each designed in order to address key issues identified within the Technical Baseline document under the following themes; Transport and Highways, Housing and Development, Community Services, Shops and Businesses, Built Environment and Heritage and Green Spaces and the Natural Environment.

6.6. The table in Appendix 1 is predominantly positive. This is expected as the aim of the majority of the planning policies is to positively impact the key issues raised through the technical baseline. Some areas that are negative signify that some policies will have some limited effect as they are seeking to encourage physical change or allocation of sites for certain uses through the planning system.

6.7. The red boxes highlight where the policies may have some negative affect. The policies which have been found to potentially have some negative impacts is policy 11, HD4 'Development Sites'. Policy 11 deals with development sites and contains a number of sites that will be allocated for development. The allocation of sites residing on flood zones 2 and 3 will result in this policy being subject to an SEA. However a detailed site specific analysis (see Appendix ) has been created to assess different options for either site to conclude which option would be best

6.8. Policy HD4 was found to potentially impact the following criteria;

b- Influences other plans within the hierarchy

d- Environmental problems associated with the policy

f- Probability, duration, frequency and reversibility of effects

g- Cumulative nature of effects (against other policies)

j- Magnitude and spatial effect of effects

k- Special natural effects or cultural heritage

l- Exceeded environmental quality standards or limit values

m- Intensive land use

6.9. The schedule 1 assessment highlighted potential significant effects between the criteria and Policy HD4 – Development Sites. The potential negative effects resulting from Policy HD4 relate to the expansion of existing and new land uses and subsequent impacts on the immediate environment, the probability, duration, frequency and reversibility of effects and the cumulative impact of effects. It is intended that this policy would be mitigated through option testing each site to determine the best option available.

6.10. Following this assessment, it was considered that SEA is required for policy HD4 of the Shobnall Neighbourhood Plan. These findings then formed the basis of the SEA Scoping and Screening Report which went out for feedback from the statutory consultees.



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## 7. Screening and Scoping

7.1. In order to meet Stage B of the SEA process the environmental assessment bodies are to be consulted on the scope of the strategic environmental assessment. The SEA Scoping and Screening Report was prepared and sent to the environmental bodies for consultation in 2016.

### Responses from the Statutory Consultees

<b>Organisation</b>	<b>Summary of Content</b>
<i>Environment Agency</i>	<ul style="list-style-type: none"> <li>- Plan area includes Shobnall Brook, most of which is Flood Zone 3 (high probability of flooding). Extensive areas of Flood Zone 2 and 3 associated with the river Trent. Although majority of the area benefits from flood defences, their poor condition highlights a residual risk.</li> <li>- Development proposals should include the use of SuDS appropriate to the scale of the development to attenuate flood risk.</li> </ul>

	<ul style="list-style-type: none"> <li>- Policy HD4 Development sites: 7 of the 9 sites are partially or wholly within flood zone 2 and 3. Flood risk assessments will be required as part of any proposals on the proposed sites.</li> <li>- Commercial and residential development sites proposed in policies HD4 and SB3 are within Source Protection Zones. This may result in restrictions to certain activities.</li> </ul>
<i>Historic England</i>	<ul style="list-style-type: none"> <li>- Extremely supports the Plan's emphasis on local distinctiveness and the recognition given to the importance of undesignated heritage assets.</li> <li>- Commends the approaches taken to conserve the historic environment and is well designed, concise and fit for purpose document that embraces the ethos of 'constructive conservation'.</li> </ul>
<i>Natural England</i>	<ul style="list-style-type: none"> <li>- Pleased to see clear objectives. In particular objective 6: Green spaces and the Natural Environment.</li> <li>- Opportunity to explore additional benefits to the parish's green spaces and natural environment due to the village's location within the National Forest.</li> <li>- Applauds the intention to cooperate with neighbouring parishes specially policy T5 cycling and pedestrian routes.</li> </ul>

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## 8. Sustainability Objectives

- 8.1. Chapter 10 of this document sets out the sustainability appraisal objectives. These are different to the objectives for the Neighbourhood Plan, as they focus on the social, economic and environmental sustainability rather than aspirational targets. They are very heavily based on the sustainability objectives set by the Local Planning Authority for the Local Plan. This is sensible as the Neighbourhood Plan should work alongside the Local Plan to meet the Basic Conditions.
- 8.2. As a result, there remain 16 Sustainability Objectives and these relate directly to the topics set by the Local Plan sustainability appraisal but refer to issues specifically related to the issues identified for Shobnall and based on the technical baseline. Each objective is supported by a series of key questions and indicators to assist with guiding the undertaking of the assessment and long term monitoring.

### Assessing the Overall Neighbourhood Plan and Policies

- 8.3. It is good practice to ensure that a brief sustainability appraisal is undertaken of all the policies within the Neighbourhood Plan to ensure that they best reflect social, economic and environmental sustainability. In order to undertake this assessment a simple matrix style assessment has been proposed whereby each of the policies is appraised against a series of sustainability objectives. Policies are scored against their ability to contribute to or undermine the sustainability objective on the following scale and scored accordingly.
- 8.4. Where policies did not achieve a positive score it has been considered whether they can be effectively mitigated and changes to the policies undertaken to reflect this.

Positive Effect	✓
No Effect	~
Negative Effect	x

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## 9. Sustainability Objectives

This chapter looks at the sustainability objectives set out in the Sustainability Appraisal of the East Staffordshire Local Plan to produce sustainability objectives for the Shobnall NDP. This appraisal will go on to assess if the SNDP vision, objectives and policies comply with the sustainability objectives.

<b>East Staffordshire Local Plan Sustainability Objectives</b>	<b>Sustainability Objectives of the Shobnall Neighbourhood Plan</b>
<b>Housing:</b> To provide a suitable mix of decent housing available and affordable to everyone	<b>Housing:</b> To provide a suitable mix of decent housing available and affordable to everyone
<b>Economy:</b> To achieve a prosperous and diverse economy, encourage high and stable levels of employment and sustain economic competitiveness	<b>Economy:</b> To achieve a prosperous and diverse economy, encourage high and stable levels of employment and sustain economic competitiveness
<b>Transportation:</b> To reduce the need to travel, encourage more sustainable modes of transport and make best use of existing transport infrastructure	<b>Transportation:</b> To reduce the need to travel, encourage more sustainable modes of transport and make best use of existing transport infrastructure
<b>Climate change, energy and air quality:</b> To reduce the causes and impacts of climate change, improve air quality, promote energy efficiency and encourage the use of renewable energy	<b>Climate change, energy and air quality:</b> To reduce the causes and impacts of climate change, improve air quality, promote energy efficiency and encourage the use of renewable energy
<b>High quality design and sustainability:</b> To encourage sustainable design and practice and create a high quality built environment	<b>High quality design and sustainability:</b> To encourage sustainable design and practice and create a high quality built environment
<b>Green Infrastructure and Open Space:</b> To protect, enhance and provide new Green Infrastructure assets	<b>Green Infrastructure and Open Space:</b> To protect, enhance and provide new Green Infrastructure assets
<b>Town centre:</b> To sustain the vitality and viability of Burton and Uttoxeter town centres	<b>Town centre:</b> To sustain the vitality and viability of Shobnall's centres of employment and business
<b>Rural Communities:</b> To sustain vibrant rural communities	<b>Rural Communities:</b> No sustainability objective, as Shobnall is not a rural community.
<b>Flood risk:</b> To reduce and manage the risk of flooding which would be detrimental to the public well-being, the economy and the environment	<b>Flood risk:</b> To reduce and manage the risk of flooding which would be detrimental to the public well-being, the economy and the environment
<b>Use of land:</b> To deliver more sustainable use of land in more sustainable locations	<b>Use of land:</b> To deliver more sustainable use of land in more sustainable locations

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<b>Natural Resources:</b> To ensure the prudent use of natural resources and the sustainable management of existing resources	<b>Natural Resources:</b> To ensure the prudent use of natural resources and the sustainable management of existing resources
<b>Quality of Life:</b> To improve the quality of life, including the health, safety and well-being of those living and working in the borough	<b>Quality of Life:</b> To improve the quality of life, including the health, safety and well-being of those living and working in the parish
<b>Landscape quality:</b> To protect, maintain and enhance the character and appearance of the landscape and townscape quality, maintaining and strengthening local distinctiveness and sense of place	<b>Landscape quality:</b> To protect, maintain and enhance the character and appearance of the landscape and townscape quality, maintaining and strengthening local distinctiveness and sense of place
<b>Biodiversity and Geodiversity:</b> To promote biodiversity and geodiversity through protection, enhancement and management of species and habitats	<b>Biodiversity and Geodiversity:</b> To promote biodiversity and geodiversity through protection, enhancement and management of species and habitats
<b>Water Quality:</b> To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	<b>Water Quality:</b> To protect and enhance water quality of the Parish's watercourses whilst maximising their carrying capacity through achieving sustainable water resource management
<b>Countryside and Historic Environment:</b> To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community. And to protect and maintain all vulnerable assets (including built and historic)	<b>Countryside and Historic Environment:</b> To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community. And to protect and maintain all vulnerable assets (including built and historic)

# SA/SEA Assessment

## 10. Conclusions

- 10.1. Overall, the Shobnall neighbourhood plan complies with both East Staffordshire Borough Council's sustainability objectives and the newly created Shobnall sustainability objectives. The neighbourhood plan seeks to support sustainable development and the sustainability objectives.
- 10.2. There is a potential conflict between the Shobnall Neighbourhood Development Plan and the sustainability objectives. This conflict occurs in Policy HD4 – Development Sites. The Schedule 1 table in appendix 1 highlights that policy HD4 'Development Sites' will conflict with the criteria stated in the 2004 regulations as it will likely have a significant negative impact on the environment. The policy allocates sites for development on brownfield land with 7 of the 9 sites residing partially or wholly on flood zones 2 and 3.
- 10.3. A detailed option testing assessment for policy HD4 can be found in the Site Selection Appraisal which can be viewed separately to this document.
- 10.4. The environmental report has been prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 and that there are no significant environmental impacts from implementing the Neighbourhood Plan.

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## 11. Policy HD4 Options

An appraisal was made of the development strategy options (outlined in the previous chapter) that would form the basis of Policy HD4. Each option was assessed in a matrix table against Sustainability Assessment criteria, as well as Impact Assessment Criteria, and the possible community and economic benefits were decided upon.

### ***Policy HD4 Assessment of Options and Outcome***

From the assessment, a preferred development strategy was devised, which made use of aspects of the options which were seen as having the most benefits. Given the findings of this assessment the following components were proposed to form Policy HD4 – Development Sites

#### ***Site 1: Imex Business Park, Shobnall Road***

The site selection appraisal indicated that residential developments would appear to best address the sustainability objectives. A market led strategy would be recommended for this brownfield site.

#### ***Site 2: Shobnall Sports and Social Club***

The assessment recommends a leisure led scheme for this site, but it is clear that a small element of residential (if used to facilitate the wider leisure use) may also be acceptable as it delivers a positive score.

#### ***Site 3: Former Day Centre, Shobnall Road***

The use of this site for housing is the preferred option considered against the Sustainability Objectives, but the use as greenspace can also be seen as having some benefit. It is considered that the benefits of the mature trees, if retained, will offer some benefit. As such this assessment recommends the residential development option.

#### ***Site 4: The Yard (Shobnall Skip Hire) / Staffordshire County Highways Depot, Shobnall Road***

Commercial and leisure use is recommended for this site. Leisure use perhaps working alongside the marina for the canal which is just north of this site.

#### ***Site 5: Former Day Centre, Byrkley Road***

The assessment identifies the preferred option as being a mixed use scheme. This is sensible and should be supported as it is able to meet a wider range of sustainability objectives - including the town centre objective as well as housing and economy in a small way.

#### ***Site 6: Site 6: Land between Derby Street and railway line***

This mix of use scores more highly than a simple residential only allocation, offering a better responses to employment, town centre and quality of design over a simple residential scheme.

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## ***Site 7: Land between Curzon Street and railway line***

Like site 5 there are flood risk issues that need to be referenced in the policy as well as consideration of policy issues. The site may also, like site 6 come forward in parts so the policy must effectively respond to that

## ***Site 8: Former industrial premises at Wellington Road***

Nevertheless the former use means that it would be inappropriate to limit this site to solely commercial development, and despite the lack of support from this assessment, industrial and storage uses may be acceptable in principle.

## ***Site 9: Land at Derby Street***

This assessment recommends a residential led scheme with the possibility of adding some commercial office along the Derby Road frontage.







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## Appendix 2: Shobnall NDP Policies against Sustainability Objectives

Sustainability Objectives	T1 Transport Assessment	T2 Highways Design and Traffic Calming	T3 Travel Planning	T4 Traffic Management	T5 Parking	T6 Sustainable Transport	T7 Cycling and Pedestrian Routes	HD1 Developer Contributions	HD2 Housing Design Quality
Housing	~	~	~	~	~	~	~	✓	✓
Economy	✓	✓	~	✓	~	~	~	~	~
Transportation	✓	✓	✓	✓	~	✓	✓	✓	~
Climate change, energy and air quality	✓	✓	✓	✓	~	✓	✓	✓	✓
High quality design and sustainability	~	✓	~	~	~	✓	✓	✓	✓
Green Infrastructure and Open Space	~	~	~	~	~	✓	✓	✓	✓
Town centre	✓	✓	✓	✓	✓	✓	~	~	~
Rural Communities	~	~	~	✓	~	✓	✓	~	✓
Flood risk	~	~	~	~	~	~	✓	~	✓
Use of land	~	✓	~	~	~	✓	✓	~	~
Natural Resources	~	~	~	~	~	~	~	~	~
Quality of Life	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape quality	~	✓	~	✓	~	~	✓	~	✓
Biodiversity and Geodiversity	~	~	~	~	~	~	✓	~	✓
Water Quality	~	~	~	~	~	~	~	~	✓
Countryside and Historic Environment	~	~	~	✓	~	✓	✓	~	~

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Sustainability Objectives	HD4 Development Sites	HD5 Character Areas	CS1 Sports, Leisure and Community Facilities	CS2 Medical Facilities	SB1 Shopfront Design Quality	SB2 Empty Commercial Premises	SB3 Business Development Areas	BH1 Protecting Shobnall's Heritage Environment	BH2 Sustain Shobnall's Heritage
Housing	~	✓	~	~	~	~	~	~	~
Economy	✓	✓	✓	~	✓	✓	✓	~	~
Transportation	~	~	~	~	~	~	~	~	~
Climate change, energy and air quality	X	~	~	~	~	~	~	~	~
High quality design and sustainability	✓	✓	✓	✓	✓	✓	~	~	✓
Green Infrastructure and Open Space	X	✓	✓	~	~	~	✓	✓	~
Town centre	✓	✓	~	~	✓	✓	✓	~	✓
Rural Communities	~	✓	~	~	~	~	✓	✓	✓
Flood risk	X	~	~	~	~	~	✓	~	~
Use of land	✓	✓	✓	✓	✓	✓	✓	✓	✓
Natural Resources	~	~	~	~	~	~	~	~	~
Quality of Life	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape quality	✓	~	~	~	✓	✓	✓	✓	✓
Biodiversity and Geodiversity	✓	~	✓	~	~	~	✓	~	~
Water Quality	~	~	✓	~	~	~	✓	~	~
Countryside and Historic Environment	X	✓	~	~	~	~	~	✓	✓

# SA/SEA Assessment

Sustainability Objectives	GN1 Public Green Spaces	GN2 Allotments	GN3 Open Spaces in New Development
Housing	~	✓	✓
Economy	~	~	~
Transportation	~	~	~
Climate change, energy and air quality	✓	✓	✓
High quality design and sustainability	✓	✓	✓
Green Infrastructure and Open Space	✓	✓	✓
Town centre	~	~	~
Rural Communities	~	~	~
Flood risk	✓	✓	✓
Use of land	✓	✓	✓
Natural Resources	✓	✓	✓
Quality of Life	✓	✓	✓
Landscape quality	✓	✓	✓
Biodiversity and Geodiversity	✓	✓	✓
Water Quality	✓	✓	✓
Countryside and Historic Environment	✓	~	~

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