



**South
Derbyshire**
District Council

Woodville to Swadlincote
Town Centre Area Action Plan

Draft Strategic Options Appraisal

February 2007

Woodville – Swadlincote Town Centre Area Action Plan.

Draft Strategic Options Appraisal

One of the key requirements of Sustainability Appraisal is to consider reasonable alternatives or options (the different ways that the Council could implement its Plan to improve the land around Woodville. To do this the Council, in consultation with Atkins Consultants, have drawn up a number of different strategic plan options, and assessed them against the Sustainability Appraisal Framework. Through appraising a range of plan options in this way the Council has been able to predict and document the likely effects, which would occur, should each strategic option be implemented in order that meaningful comparisons can be made about their sustainability performance. This information is then used to inform which option, or combination of options, should be taken forwards as the Council's **Preferred Option** and which options should be eliminated from further consideration.

Developing the Woodville – Swadlincote Town Centre AAP Options

Initial views to inform the development of Options was undertaken at a workshop event organised by the District Council and Groundwork Derby and Derbyshire and held on 28th June 2006. The event was attended by existing site occupiers and land owners and other local stakeholders, and provided useful information on a broad range of issues affecting the site such as constraints affecting existing and future development as well as options for future development or change at the site: A brief summary of the main issues and options identified by the workshop attendees include:

Strategic Issues

- Opportunities for using Swadlincote Regeneration Route to open up land for development and relieve congestion
- Opportunities for the relocation of some existing businesses and improving the attractiveness of key gateway sites
- The need for a wide range of sites for employment use
- Concern over the loss of existing industrial sites in the wider Swadlincote area to other uses such as housing
- The need to 'green' the area and make the most of the sites location in the National Forest
- The need to retain important historic buildings and structures
- The need to improve cycle and pedestrian access to the area
- The need for better bus services to the area
- Pedestrian safety on Swadlincote Road and Moira Road
- The need for a mix of types of development within the area
- The need for better training and skills facilities within the area

Strategic Options

Following identification of key issues affecting the proposed Woodville – Swadlincote Town Centre AAP; workshop attendees were asked to identify the alternative ways in which the proposed AAP site could be regenerated. The main strategic options identified are as follows:

- Option 1** The Retention of Existing Businesses and the Development of Vacant Land
- Option 2** the Partial Retention of Existing Businesses and the Development of Vacant Land
- Option 3** The Comprehensive Redevelopment of the Whole area

In addition to the three options for change set out above, a further Business As Usual Option has also been appraised. This option represents a no change scenario and has been appraised to allow consideration of how the site would continue to perform in sustainability terms if the Council opted to do nothing.

Methodology – Assessing the sustainability performance of Realistic Options.

The methodology used to undertake the appraisal of strategic options closely follows ODPM guidance¹ in order to provide an approach that is replicable, robust and transparent. The recommended methodology for sustainability appraisal in the ODPM (now CLG) guidance is an objectives-led approach (this promotes the use of objectives and targets to define sustainable development benchmarks against which the emerging options for the Woodville – Swadlincote Town Centre Area Action Plan can be appraised). The appraisal of the 3 strategic options and an additional Business As Usual/ No Change Option against the sustainability appraisal framework was carried out between January and February 2007 using a comparison of options matrix. Within this table each proposed option was compared to each sustainable development objective, (and associated detailed decision-making criteria) in turn, with specific consideration to the key sustainability issues identified as affecting the locality of the Woodville – Swadlincote Town Centre Area Action Plan.

In undertaking the appraisal it was necessary to ensure that the requirements of the SEA directive were fully met. As such in assessing the likely performance of the plan options, the District Council has sought to identify potential impacts that could arise as a result of implementing each strategic option in terms of:

- **The impact of the effect** (whether the effect of implementing the plan is positive, negative or neutral)
- **The magnitude and spatial extent of the effect** (the geographical extent of the plan, and the population likely to be affected)
- **The timing of the effect** (whether any effects are likely to arise in the short, medium or long term, whether they are permanent or temporary or reversible in nature)
- **The cumulative nature of effects** (note this work will be undertaken following the issues and options consultation)

Where relevant each of the effects identified above have been recorded in the ‘comparison of options matrix’. In addition, provision has also been made for additional comments and notes (for example whether the key issues identified are likely to be significantly affected by the options considered). This information is then recorded alongside any assumptions made.

Following consultation on the Woodville- Swadlincote Issues and Options the Initial sustainability appraisal work (set out in Appendix 1) will be used to identify possible

¹ ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

mitigation measures which could prevent, reduce and offset significant adverse effects that could arise through implementing the various plan options.

Through adopting this approach the District Council has been able to document the likely performance of each plan option against each individual sustainability objective and build up a complete picture of the likely overall impacts (positive and negative) of implementing each option. The detailed results of the strategic options appraisal are set out at Appendix 1 below:

Your Views

Current CLG guidance summarises how the Sustainability Appraisal process should publicly inform each stage of the preparation of the Area Action Plan. For example guidance advises in respect of Development Plan Documents that although the Sustainability Appraisal report is not produced and consulted upon until a later stage in the process, a Sustainability Appraisal commentary on the likely significant effects of the options at regulation 25 (Issues and Options Consultation Stage) should be made available on the District Council's website to inform consideration of those options by members of the public and other interested stakeholders.

As such, whilst there is no statutory obligation to make the Sustainability Appraisal commentary available until the preferred options stage, the District Council is keen to ensure that interested parties have opportunity to view work already undertaken and be given opportunity to comment on the Sustainability Appraisal of the emerging options.

Should you wish to comment on the Sustainability Appraisal commentary undertaken to date please write to:

Planning Policy Manager
South Derbyshire District Council
Freepost
MID21072
Swadlincote
Derbyshire
DE11 7BR

Or email planning.policy@south-derbys.gov.uk

By FRIDAY 23rd MARCH 2007

Please note, however, that should you wish to make any comments regarding the initial options appraisal it would be helpful if these are made separately to any response you may wish to submit on the Issues and Options leaflet (which has its own questionnaire response form).

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request. Phone 01283 595795

Key To Sustainability Appraisal Commentary Table

SEA Topics

B	Biodiversity
PHH	Population and Human Health
FF	Flora and Fauna
SWA	Soil, Water and Air
CF	Climatic Factors
MA	Material Assets
CH	Cultural Heritage
L	Landscape

Effects Notations

++	Significant Positive Impact
+	Slight Positive Impact
0	No Impact
-	Slight Negative Impact
--	Significant Negative Impact
?	Uncertain Impact

APPENDIX 1

(Option 1) Retain Existing Businesses and Development of Vacant Land										
SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
to promote sustainable forms of development and sustainable use of natural resources	MA, SWA L	-	-	-	N/A	N/A	60% of new development to be located on PDL	Around 1/3 of the site is PDL	-	<p>This proposal will seek to protect existing employment sites to the north and east of the site, and securing the reuse of previously developed land, which is currently derelict or underused, including in particular Bretby Art Pottery.</p> <p>However, in bringing forward additional employment land in the southern part of the site this option is likely lead to the permanent loss of some poorly restored greenfield land, which has historically been used for clay extraction and manufacturing. A small proportion of the site, which is previously undeveloped, could also be used for economically led development. There is some potential for the incorporation of leisure and green space within Option 1; and this could help reduce the impact of this option. It should be noted, however, the need for open space and its possible location and integration into the site under this option is not yet determined.</p> <p>This option does provide for the opportunity to secure sustainable construction techniques on a limited basis, in particular, through the reuse of existing buildings, but also through the use of sustainable construction techniques in new build development.</p>
<i>Will it reduce the amount of Greenfield land lost to development?</i>	L	-	-	-	N/A	N/A			-	
<i>Will it promote the implementation of sustainable construction techniques?</i>	CF, SWA	+	+	+	N/A	N/A			0	
to enhance the vitality and viability of existing town and village centres and improve the quality of new development and the existing built environment.	MA ,CH	+	+	+	N/A	N/A			+	<p>In the medium to long-term the creation of the Swadlincote Regeneration Route could help improve access to the town which in turn is expected to slightly improve town centre viability and vitality</p> <p>The option will retain the existing character of the site along Swadlincote Road, with Bretby Art Pottery representing a possible development opportunity. To the south of the former railway line this option could help 'create a new local identity' through the development of modern commercial units. It is expected that this option will bring forward wider improvements, to the built environment across the whole site integrating new development with the surrounding area, for example by introducing new material and street furniture along Swadlincote Road and the integration of green space and tree planting within the southern part of the site to tie new development into the natural landscape to the south.</p>
<i>Will it improve existing shopping facilities?</i>	MA	0	+	+	N/A	N/A			0	
<i>Will it improve satisfaction of Districts residents with local shopping facilities?</i>	P, MA	0	0	0	N/A	N/A			0	
<i>Will it improve the quality of the existing built environment</i>	CH	+	+	+	N/A	N/A			+	

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to provide decent and affordable homes that meet local needs	PHH, MA	0	+	+	N/A	N/A			+	This option will protect existing employment land in its current use and could reduce the potential for the losses of such sites to residential development. However, limited mixed-use development, possibly along key road frontages could be integrated into the site within this option. New housing provision could help broaden the range of new market housing in Woodville, but will also provide the opportunity to bring forward new affordable housing units, albeit in limited numbers given the scale of development, which is likely in a largely employment led development. This option is not expected to secure the improvement of unfit homes. It is unclear whether this proposal will reduce the number of local households waiting for accommodation or accepted homeless, as this will be dependent on whether new residential development is bought forward within this option.
<i>Will it reduce the number of households waiting for accommodation or accepted homeless?</i>	PHH	?	?	?	N/A	N/A			?	
<i>Will it increase the range and affordability of housing for all social groups?</i>	MA	0	+	+	N/A	N/A			+	
<i>Will it reduce the number of unfit homes?</i>	PHH	0	0	0	N/A	N/A	Reduce no. of non decent homes in district to 2% by 2008/09		0	
to conserve and enhance biodiversity and geodiversity	B, PHH, FF, SWA	0	+	+	N/A	N/A		Yes quantitative data on No. of SINC's within AAP	+	A phase 1 ecological (habitat) survey indicated that the species and habitat diversity across the site is currently poor (a key issue highlighted within the Woodville to Swadlincote Town Centre Area Action Plan Scoping Report). The integration of greenspace (leisure facilities and open space), National Forest tree planting and the retention of ponds in the northern part of the site (one of which is a County Wildlife Site) will help protect and enhance any wildlife interest there is in the site in the medium to long-term. Disturbance during the construction phase (short-term) could lead to the loss of some, albeit species poor, habitats on site, particularly in existing vacant brownfield sites within the northern and eastern part of the site and potentially in the southern part of the site should any features be present. The District Council will seek to obtain further ecological data for the restored part of the site to inform its preferred options work. The provision of new green infrastructure, as the site develops, will provide opportunities to improve the environmental quality of the site over time in accordance with PPS9, this option will also allow access to any greenspace bought forward.
<i>Will it conserve and enhance natural and semi natural habitats?</i>	B, PHH, FF	-	+	+	N/A	N/A			+	
<i>Will it conserve and enhance species diversity?</i>	B, FF	-	+	+	N/A	N/A			+	
<i>Will it maintain and enhance woodland cover?</i>	B, PHH, FF,	-	+	+	N/A	N/A	National Forest Target to achieve 33% woodland cover within the forest area (this sites falls within the National Forest)		+	

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To conserve and enhance the District's landscape character	PHH, FF, SWA, L	-	+	+	N/A	N/A			+	This option could help to improve the landscape character of the AAP site (which lies partially within the urban landscape and partly within a coalfield village farmlands landscape according to a Landscape Character Assessment undertaken by Derbyshire County Council.
<i>Will it reduce the amount of derelict degraded and underused land within the District?</i>	MA, L	+	+	+	N/A	N/A	8 sites within the AAP are monitored within the District within the NLUD Return	Yes vacant ant, derelict and underused surveyed annually	+	To the north, tree planting and other boundary treatments could provide limited improvements to key frontages, for example along Swadlincote Road. In the southern part of the AAP new tree planting and the provision of other greenspace (leisure and open space) could help screen the development.
<i>Does it respect and protect existing landscape character?</i>	CH, L	-	0	+	N/A	N/A			+	Whilst this option does offer the potential for landscape improvements overtime, it should be acknowledged that landscaping would mature and hence become more effective in the long-term. Construction of new buildings and related infrastructure could have a negative impact on local amenity in the short-term.
<i>Will it protect and create any new landscape features, woodlands and ponds?</i>	B, FF, PHH, L	+	+	+	N/A	N/A			+	In terms of derelict sites there are currently 8 known derelict or underused sites within the AAP recorded on the Councils National Land Use Database. No sites have been removed from the database since it was first posted in 1998. This option will provide the opportunity to remove these sites and secure their reuse.
To protect and make accessible for enjoyment and educational purposes the cultural, historic and archaeological heritage of the District.	MA, CH, L	+	+	+	N/A	N/A		9 listed structures at 5 sites.	+	Listings are predominantly related to the former use of the site for clay extraction and associated manufacturing, the Anglican Church of St Stephen being the exception, (6 of the 9 remaining bottle ovens within the Swadlincote area are located within the AAP).
<i>Will it protect landscape and historical designations</i>	CH, L	+	+	+	N/A	N/A			+	Two of the buildings within the AAP are currently classed as being at risk, and it is considered that that a third site could potentially be under threat. Under this option it is proposed that the TG Greens site be reused and bought into some form of economic use. Whilst the Area Action Plan could help protect listed and other historically important buildings, it is considered unlikely to help contribute towards opening historic buildings for public access.
<i>Will it make historical, archaeological and cultural facilities more accessible to the public?</i>	CH, PHH	0	0	0	N/A	N/A			0	

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To reduce water, light, air and noise pollution	PHH, SWA, CF	--	-	-	N/A	N/A			-	<p>It is likely that the development of this option would reduce existing levels of air pollution around the Clock roundabout, as the proposed Regeneration Route could remove congestion on the A511 and A514 (for example, by ensuring new and existing major traffic generation businesses access the site from the Swadlincote Regeneration Route once constructed). In the short-term, however, additional construction traffic could exacerbate congestion around the AAP leading to increase air pollution.</p> <p>Noise and light pollution could increase as a result of additional commercial and infrastructure development to the south of this site, although these impacts will be dependent on the sites end use. Noise pollution, in particular, could be more significant during the construction phase, but is likely to become less significant as development proposals are built out. Noise and air pollution will be particularly significant issues where existing residential properties are located close to proposed new development.</p> <p>The impact of the option on water quality is unclear. Existing wastewater from the site flows into combined sewers; redevelopment could offer the opportunity to install separate surface water and foul sewerage systems across the site. However the proposal would also increase runoff from the site.</p>
<i>Will it reduce water pollution?</i>	PHH, SWA, CF	?	?	?	N/A	N/A			?	
<i>Will it reduce light pollution?</i>	PHH	-	-	-	N/A	N/A			-	
<i>Will it improve air quality?</i>	PHH, SWA, CF	--	+	+	N/A	N/A			+	
<i>Will it reduce noise pollution?</i>	PHH, SWA	--	-	-	N/A	N/A			-	
To reduce the impacts of climate change and the District's contribution towards the causes	SWA, CF	+	+	+	N/A	N/A			+	<p>The site is not located within or close to an area of significant flood risk and as such is not expected to be at flood risk in the future, even having regard to the impacts of climate change. As with any developed area, however, the District Council recognises that there may be limited risk from local flooding in exceptional circumstances, although this risk is not considered significant.</p> <p>The development of the site for predominantly employment led development provides local access to jobs, which could help reduce the need for the local community to travel long distances to work. Proposals for other community facilities (leisure facilities, etc.) could also provide facilities accessible to the local residents reducing the need to travel.</p>
<i>Will it reduce the causes of climate change?</i>	CF, SWA	+	+	+	N/A	N/A	Reduce CO ² to 20% of 1990 levels by 2020 and 60% by 2050		+	
<i>Will it reduce the impacts of climate change</i>	SWA, CF	0	0	0	N/A	N/A			0	

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To minimise waste and increase the reuse and recycling of waste materials	CF, MA	-	-	-	N/A	N/A	Zero growth for controlled waste by 2016 Zero growth in Municipal solid waste (MSW) by 2016 SCS =27.5% recycling rate by 2007	Yes data collected for MSW by local authorities (LA) although below LA level no detailed data is available	-	<p>This option is likely to result in an increase in waste in the short-term as a result of the generation of construction and demolition waste.</p> <p>Over the medium to longer-term waste arisings from across the site will increase as a result of increased consumption stemming from the economic reuse of derelict and underused land, and the development of land located to the north of Occupation Road. However, the redevelopment of the site could offset some of the additional waste likely to be generated by the adoption of more sustainable building methods. It can also make provision for the storage and handling of waste streams that can be recycled during the operation of the site in the medium and long-term.</p> <p>The site is located in close proximity to landfill facilities so any residual waste arisings that cannot be recycled will not need to be transported a significant distance for disposal.</p>
<i>Will it lead to the reduced consumption of materials?</i>	CF, MA	-	-	-	N/A	N/A	Tonnage of commercial and Industrial waste not to exceed 7.5 million tonnes p.a within East Mids at 2021 C and D waste not to exceed 11.3m tonnes by 2021.	No Data available for Regional and sub regional level. No data available for AAP area	-	
<i>Will it increase waste recovery and recycling?</i>	CF, MA	?	+	+	N/A	N/A	Disposal Authorities to achieve 30% target (min) for recycling MSW by 2010 and 50% by 2015.	No Data available at local level, regional and county data is available	+	
<i>Will it reduce the proportion of waste sent to landfill?</i>	CF, SWA	-	-	-	N/A	N/A	Reduce biodegradable waste sent to landfill to 35% of 1995 levels by 2016	No Data available at local level regional and county data is available	-	
To improve community safety and reduce crime and fear of crime	PHH	0	+	+	N/A	N/A	Reduce criminal damage by 16% from 1140 to 960 by 2007/08	Yes, but District- wide	+	<p>Crime within the Woodville Area is around 20% higher than the District average, with criminal damage accounting for around a quarter of all crimes within the ward. A recent survey of local businesses also revealed that crime was an issue, which was considered as a barrier to doing business within the AAP.</p> <p>The reuse of derelict and underused sites, and wider environmental improvements proposed in this option is likely to have a minor positive impact on crime rates across the whole AAP in the longer-term as improvements in the general quality of the environment and greater public accessibility and natural surveillance could help reduce vandalism and other forms of antisocial behaviour</p> <p>It is unclear whether this option will help to reduce fear of crime locally</p>
<i>Will it reduce actual levels of crime?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it reduce fear of crime?</i>	PHH	?	?	?	N/A	N/A	Reduce the No. of residents feeling unsafe when alone in their home at night from 11% to 8% And when traveling alone on public transport from 33% to 25% by 2007/08	Yes Best Value Survey	?	

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To promote social inclusion and reduce inequalities across the District	PHH, MA, CH	+	+	++	N/A	N/A			++	<p>The Woodville to Swadlincote Town Centre Area Action Plan Scoping Report indicates that Woodville, Church Gresley and Swadlincote tend to experience higher levels of deprivation than wards located in the northern part of the District.</p> <p>This option could help tackle employment deprivation through the provision of new employment opportunities within the Woodville and Church Gresley area (Off setting recent loss of employment land within the Swadlincote area). In addition other elements of this option such as leisure and open space provision could help improve local access to greenspace including leisure facilities.</p>
<i>Will it narrow the inequality gap between the richest and the poorest in the District?</i>	PHH, MA	+	+	++	N/A	N/A		Index of multiple deprivation (Ward Data)	++	<p>The Regeneration Route will provide opportunity to increase the provision of dedicated walking and cycling access to, and across, the AAP, providing better access to local facilities, for households without access to a car. However, whilst additional employment development, (particularly in the northern part of the AAP which is already in economic use) could deliver benefits in the short- term, proposals to development land to the north of Occupation Lane are unlikely to realise significant benefits as quickly as new development is reliant on the construction of the Regeneration Route. As such it is considered that this option will deliver the most significant benefits over the medium to longer-term.</p>
to improve the health and well-being of the population and reduce inequalities in health.	PHH	0	+	+	N/A	N/A			+	<p>This proposal should help deliver modest performance against the listed objectives in the short-term by ensuring that employment opportunities are located in close proximity to major residential areas, which allows local residents opportunity to access employment by walking and cycling.</p> <p>In the medium-term the provision of a road will reinforce opportunities for walking and cycling across the site improving accessibility to local health facilities. This will also reduce traffic on the existing A511 and A514 and through the provision of dedicated cycling routes across the site, reduce the barriers that may discourage non-car based transport on and around the AAP. This option could also help reduce the number of accidents locally, (although this is uncertain). In the long-term the provision of leisure facilities and openspace could provide for walking and other informal exercise opportunities within the site.</p>
<i>Will it improve public health?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it improve accessibility to health care?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it promote Healthy lifestyles?</i>	PHH	+	+	+	N/A	N/A			+	
<i>Will it promote the improvement of existing open spaces, and play areas and the development of new green infrastructure</i>	PHH, L FF/B	0	+	++	N/A	N/A			++	
<i>Will it reduce the number of people involved in accidents?</i>	PHH	0	+	+	N/A	N/A			+	

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To improve educational achievement and improve the District's skills base	PHH	?	?	?	N/A	N/A			?	<p>The Woodville- Swadlincote Town Centre Area Action Plan Scoping Report notes that the number of people with higher level qualifications in Woodville and Church Gresley (around 10%) is around half that of the District average and substantially lower than the target set out in the East Midlands Regional Economic Strategy (RES). Four out of 10 residents within the ward of Woodville and Church Gresley hold no qualifications, as such the skills levels within the AAP is identified as a key issue within the Scoping Report.</p> <p>In the short, medium and long-term education and training for people of working age could be driven by the expansion of existing and new businesses located within the AAP, although the extent to which the 'up-skilling' of the local workforce would take place under this option is uncertain, and may not be significant. As such this option is considered to have an uncertain impact against this objective.</p>
<i>Will it increase educational attainment amongst young people?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it reduce the number of working age residents who have no or lower qualifications?</i>	PHH	?	?	?	N/A	N/A	30% of economically active adults qualified to level 4 or above by 2009	No. 2001 Census data available by wards only	?	
<i>Will it reduce inequalities in educational achievement across all age groups district wide?</i>	PHH	0	0	0	N/A	N/A			0	
To achieve high and stable levels of economic growth and sustain economic competitiveness	PHH, MA	+	+	++	N/A	N/A			+	<p>This option could bring forward the reuse of derelict land in the short-term helping to deliver some immediate growth in the local economy. The scale of improvements likely on previously developed sites would be expected to support local (indigenous) business growth in particular. It is unclear whether this growth will help make an immediate impact on helping to diversify the local economy.</p> <p>In the medium-term the creation of new employment sites to the north of Occupation Lane will help attract new investment into the Woodville and surrounding area. The types of businesses attracted may, in some circumstances, be partially controlled through the planning system through restrictions on the proportions of sites occupied by particular types of business, or the types of premises developed. As such a better mix of new employment uses could be secured on site, reducing the areas dependence on manufacturing (which the Scoping Report identified employs around one third of workforce in the area). As strategic infrastructure such as the Regeneration Route will need to be constructed in advance of significant new development, benefits are likely to be most significant in the long-term.</p>
<i>Will it encourage the creation of indigenous business?</i>	PHH, MA	+	++	++	N/A	N/A	VAT Registrations to 40 per 10,000 (UK average by 2009)	?	+	
<i>Will it reduce reliance on manufacturing and foster growth in other key business sectors?</i>	PHH, MA	?	+	++	N/A	N/A			+	
<i>Will it help support and encourage the growth of the rural economy?</i>	PHH, MA	0	0	0	N/A	N/A			0	

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To diversify and strengthen local urban and rural economies and create high quality employment opportunities	PHH, MA	+	+	++	N/A	N/A			++	<p>The redevelopment of employment land to the north of the AAP will help deliver new jobs in the short-term. However the allocation of new employment sites within the southern part of the AAP will have a significant impact on the local economy helping to bring forward the provision of new employment land within the Swadlincote area, (An area which has experienced significant employment land losses, and according the Council's most recent monitoring work will have an employment land shortfall of 9 ha compared to the requirement set out in the Structure Plan to 2011).</p> <p>The provision of new employment sites is likely to help reduce unemployment with the AAP and surrounding urban area (the Sustainability Appraisal Scoping Report for the Woodville – Swadlincote Town Centre AAP identifies high unemployment rates within Woodville area as a key issue to be addressed by the Plan). However, significant new employment opportunities are not likely to be delivered until key infrastructure is developed in the medium to long-term.</p> <p>It is unclear whether new employment land provision is likely to have any impact on average incomes in the District, as clearly this is dependent on the types of jobs attracted as a result of implementing this option. As previously stated, however, opportunities to control the types of new employment could be used to attract a more diverse mix of businesses.</p>
<i>Will it reduce unemployment?</i>	PHH, MA	+	+	++	N/A	N/A	Achieve employment rate above 76% of working age population by 2009	Yes, Monthly statistics by ward	+	
<i>Will it improve average incomes within the District?</i>	PHH, MA	?	?	?	N/A	N/A			?	
<i>Will it ensure the provision of an adequate supply of employment land?</i>	PHH, MA	++	+	++	N/A	N/A	Structure Plan Requirements	Yes Annual Monitoring Report	++	
To improve accessibility for everyone to all services, facilities, recreational facilities (including open spaces) and employment	PHH, MA, CH, L	0	+	++	N/A	N/A			++	<p>If implemented this option could help provide new employment, leisure and accessible greenspace facilities within the AAP boundary. Further the development of the Swadlincote Regeneration Route with dedicated cycling and walking facilities will improve permeability across the site.</p> <p>Most of these facilities will become operational/available in the medium to long-term and hence this is when the most significant benefits related to accessibility are likely to arise if this option is implemented.</p>
<i>Will it make access easier for those households that do not have a car?</i>	PHH, MA	0	+	+	N/A	N/A			+	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	PHH, CF	-	-	+	N/A	N/A			+	<p>In the short to medium-term this option is likely to increase additional traffic onto the local road network around the AAP as a result of construction traffic and the intensification of existing employment sites in the northern part of the Plan area. In the longer-term the provision of a new Regeneration Route should help to significantly reduce congestion on the A514 and A511, (particularly around the Clock roundabout at peak hours.</p> <p>In the short-term, increased road use on and around the site could deter cycling and walking, and could have a negative impact on actual or perceived safety of local roads, although this is assumed and not certain.</p> <p>Following construction of the Regeneration Route improvements to local cycling routes coupled with reduced traffic volumes expected on the A514 and the A511 could help to encourage walking and cycling. The Regeneration Route will also provide opportunity to seek significant reduction in HGV traffic around Clock roundabout providing access to new and existing buildings within the AAP.</p>
Will it reduce traffic volumes on the A514 and A511?	PHH	-	-	+	N/A	N/A			+	
Will it increase the proportion of journeys using modes other than the car?	PHH, CF	-	?	?	N/A	N/A	Increase proportion of workforce travelling to work by public transport, walking and cycling.	2001 Census data available by wards only	?	
Will it help improve road safety?	PHH	?	?	?	N/A	N/A	Total killed and seriously injured casualties - BVPI99(x). (DCC Local Transport Plan 2006-11)	No, County wide data only.	?	
Option Commentary	<p>This Option:</p> <ul style="list-style-type: none"> Is expected to have a minor positive impact on the existing built and natural environment and viability and vitality of the town in the medium to long-term, but may have a minor negative impact in the short-term during construction of sites to the north of Occupation Lane Could help protect architecturally important buildings within the Plan period, it is not expected to make any significant contribution toward making cultural, archaeological and historical features within the AAP publicly accessible Is expected to have a limited beneficial impact on improving biodiversity across the site area Could have a minor beneficial impact in terms of providing decent and affordable homes, possibly through the creation of new mixed-use development n Could have a significant negative impact on noise and air quality, although impacts are expected to become less significant following construction. The impact of this option of water quality is uncertain. Could increase waste generation across the Plan period, but may offer opportunities waste recovery and recycling in development during the operational phase of the development Is not expected to have any significant impact on climate change, or be affected by climate change Is expected to help present new opportunities to tackle crime related to criminal damage within the AAP site Could help improve health and wellbeing within the AAP and wider Swadlincote area. In particular this option will promote the improvement of existing open spaces. Is expected to make significant contributions towards tackling employment deprivation within the AAP and wider Swadlincote area Could make a minor contribution towards up-skilling the local workforce, but the extent of any impact is uncertain. Will make a significant contribution towards the development of high and stable levels of economic growth within the District, the wider Swadlincote area and the AAP, and help reduce unemployment within in the wider Swadlincote area Will ensure the provision of adequate employment land within the Swadlincote area Will improve access to local employment provision and leisure facilities for households without access to a car Could increase congestion on local road in the short to medium-term, but offer opportunities to reduce traffic volumes (particularly HGV traffic) on the a511 AND a514 in the longer-term 									

(Option 2) Partial Retention of Existing Businesses and Development of Vacant Land

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To promote sustainable forms of development and sustainable use of natural resources	MA, SWA L	-	-	+	N/A	N/A	60% of new development to be located on PDL	Around 1/3 of the site is PDL	+	<p>This option is likely to protect some existing employment uses along Swadlincote Road and Woodhouse Street, whilst seeking to redevelop a number of existing uses sited in key locations. It will also bring forward additional employment land in the southern part of the site as in option 1 leading to the permanent loss of greenfield land, which has historically been developed and restored to a poor standard. A small proportion of the site, along the frontage of Swadlincote Road will be redeveloped to improve the appearance of this high profile route into the town centre.</p> <p>This option does provide for the opportunity to secure sustainable construction techniques on a limited basis, in particular through the reuse of existing buildings and within new build development. However, the clearance of a pocket of previously developed land in the north eastern part of the AAP will generate demolition waste. It is unclear if this waste could be reused on site or likely to require landfill.</p> <p>During the operational phase of the development (ie in the long-term) it is considered that this option will help deliver the sustainable use of resources as new employment opportunities and leisure facilities reduce the need for local residents to travel.</p>
<i>Will it reduce the amount of Greenfield land lost to development?</i>	L	-	-	-	N/A	N/A			-	
<i>Will it promote the implementation of sustainable construction techniques?</i>	CF, SWA	--	-	+	N/A	N/A			+	
To enhance the vitality and viability of existing town and village centres and improve the quality of new development and the existing built environment.	MA ,CH	0	+	+	N/A	N/A			+	<p>In the medium to long-term the creation of the Swadlincote Regeneration Route could help improve access to the town which in turn is expected to slightly improve town centre viability and vitality</p> <p>It is expected that this option will bring forward wider improvements in the built environment across the whole AAP, but will also focus mixed-use development close to Clock roundabout as frontage development to enable the improvement of the area around this location. Key improvements are expected to occur in the medium to long-term, although some limited improvements may also be undertake in the short-term.</p> <p>In the southern part of the AAP proposals for new economically led development will provide opportunities for new landscaping and National Forest planting which can help integrate the development into the rural landscape to the south.</p>
<i>Will it improve existing shopping facilities?</i>	MA	0	0	0	N/A	N/A			0	
<i>Will it improve satisfaction of Districts residents with local shopping facilities?</i>	P, MA	0	0	0	N/A	N/A			0	
<i>Will it improve the quality of the existing built environment</i>	CH	0	++	++	N/A	N/A			++	

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To provide decent and affordable homes that meet local needs	PHH, MA	0	+	+	N/A	N/A			+	<p>This option will seek to protect existing employment land in the northern part of the AAP. Limited potential for some residential development exists along key road frontages such as Swadlincote Road. Where new housing provision is brought forward this will help broaden the range of new market housing and may provide limited opportunities to secure new affordable housing within the site. Where new housing is planned this is likely to be developed in the medium to long-term</p> <p>This option is not considered likely to secure the improvement of unfit homes within the AAP area. It is unclear whether this proposal will reduce the number of local households waiting for accommodation or accepted as homeless.</p>
<i>Will it reduce the number of households waiting for accommodation or accepted homeless?</i>	PHH	?	?	?	N/A	N/A			?	
<i>Will it increase the range and affordability of housing for all social groups?</i>	MA	0	+	+	N/A	N/A			+	
<i>Will it reduce the number of unfit homes?</i>	PHH	0	0	0	N/A	N/A	Reduce no. of non decent homes in district to 2% by 2008/09		0	
To conserve and enhance biodiversity and geodiversity	B, PHH, FF, SWA	0	+	+	N/A	N/A		Yes quantitative data on No. of SINC's within AAP	+	<p>A phase 1 ecological survey indicated that the species and habitat diversity across the site is currently poor. As such there is potential to help secure the enhancement of the biodiversity resource across the site within any new development proposals.</p> <p>Within this option the integration of greenspace, leisure space, National Forest tree planting and the retention of ponds in the northern part, as well as the possible integration of new ponds in the southern part of the site will help improve the wildlife interest (as in option 1). It is noted that that disturbance during the demolition and construction phases of development is likely to lead to the limited loss of some, albeit species poor habitats on site in the short-term.</p> <p>The provision of new green infrastructure including National Forest tree planting, as the site develops, will provide opportunities to improve the environmental quality of the site over time in accordance with PPS9. This option will also seek to ensure public access to much of the greenspace proposed, or retained from its existing use.</p>
<i>Will it conserve and enhance natural and semi natural habitats?</i>	B, PHH, FF	-	+	+	N/A	N/A			+	
<i>Will it conserve and enhance species diversity?</i>	B, FF	-	+	+	N/A	N/A			+	
<i>Will it maintain and enhance woodland cover?</i>	B, PHH, FF,	-	+	+	N/A	N/A	National Forest Target to achieve 33% woodland cover within the forest area (this sites falls within the National Forest)		+	

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To conserve and enhance the District's landscape character	PHH, FF, SWA, L	-		++	N/A	N/A			++	<p>This option will help to improve the landscape character of the AAP, both in terms of the wider urban area to the north and the rural landscape to the south of the site. In the northern part of the site, the relocation of a scrap/recycling facility and a neighbouring storage and distribution site could provide substantial opportunities for landscape and townscape improvements around Clock Roundabout. Like option 1, this option also provides opportunity to secure tree planting and the provision of other green space to help tie the development into the wider rural landscape to the south (which is largely located within North West Leicestershire.</p> <p>Whilst this option does offer the potential for significant landscape improvements overtime, it should be acknowledged that landscaping will mature and hence become more effective in the long-term, Construction of new buildings and related infrastructure could have a negative impact on local amenity in the short term</p> <p>As with option 1, this option will also provide opportunity to reuse derelict and underused sites located within the AAP</p>
<i>Will it reduce the amount of derelict degraded and underused land within the District?</i>	MA, L	+	+	++	N/A	N/A	8 sites within the AAP are monitored within the District within the NLUD Return	Yes vacant ant, derelict and underused surveyed annually	++	
<i>Does it respect and protect existing landscape character?</i>	CH, L	-	0	+	N/A	N/A			+	
<i>Will it protect and create any new landscape features, woodlands and ponds?</i>	B, FF, PHH, L	+	+	++	N/A	N/A			++	
to protect and make accessible for enjoyment and educational purposes the cultural, historic and archaeological heritage of the District.	MA, CH, L	+	+	++	N/A	N/A		9 listed structures at 5 sites.	++	<p>This option will seek to secure the reuse for the TG Green's site. This would ensure that the site (which contains 4 bottle kilns (which are grade 2* listed) is bought back into every day use and could help ensure that the site is both maintained, and depending on how the site is reused could ensure that the site is made publicly accessible.</p> <p>Under this scenario possible new mixed-use development along Swadlincote and Moira Road could also help secure the everyday reuse of sites at Clock roundabout and Bretby Art Pottery helping to safeguard additional listed buildings and integrating existing historic sites into wider development proposals. Once adopted the AAP could help safeguard any buildings of historical importance, through the inclusion of relevant policies within the Plan. It is likely that should improvements to listed buildings occur, these will be delivered as part of development proposals and as such would be more likely to occur in the medium to long-term.</p>
<i>Will it protect landscape and historical designations</i>	CH, L	+	+	++	N/A	N/A			++	
<i>Will it make historical, archaeological and cultural facilities more accessible to the public?</i>	CH, PHH	+	+	++	N/A	N/A			++	

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To reduce water, light, air and noise pollution	PHH, SWA, CF	--	-	-	N/A	N/A			-	<p>As with Option 1 the construction of the Regeneration Route would help to improve air quality along the A511 and A514 near to Clock roundabout in the medium to long-term but could, during the construction phase, exacerbate congestion and hence lead to the deterioration of air quality, although this is not certain.</p> <p>Noise and light pollution could increase in the medium to long-term as a result of additional employment-led development across the site. Noise pollution could increase in the short-term as a result of construction noise. Noise and light pollution could be particularly significant issues where new mixed or housing development is located in close proximity to commercial developments.</p> <p>The impact of the option on water quality is not certain. Initial baseline evidence suggests that the site currently drains into a number of ponds on site and into combined sewers for treatment off site. The redevelopment of parts of the site already in commercial use could offer the potential to install separate surface water and foul sewerage, additional wastewater will be generated as a result of new development in the southern part of the AAP, although increased flows of wastewater could be mitigated.</p>
<i>Will it reduce water pollution?</i>	PHH, SWA, CF	?	?	?	N/A	N/A			?	
<i>Will it reduce light pollution?</i>	PHH	-	-	-	N/A	N/A			-	
<i>Will it improve air quality?</i>	PHH, SWA, CF	--	+	+	N/A	N/A			+	
<i>Will it reduce noise pollution?</i>	PHH, SWA	--	--	-	N/A	N/A			-	
To reduce the impacts of climate change and the District's contribution towards the causes	SWA, CF	+	+	+	N/A	N/A			+	<p>The site is not located within or close to an area of significant flood risk and as such is not likely to be flood risk in the future as a result of climate change. As with any developed area there may be limited risk from local flooding in exceptional circumstances, although this risk is not considered significant.</p> <p>The development of the site for employment led uses provides local access to jobs, which could help reduce the need for the local community to travel long distances to access employment. Proposals for other community facilities (leisure facilities etc.) will also provide facilities accessible to the local community by non-car and public transport means</p>
<i>Will it reduce the causes of climate change?</i>	CF, SWA	+	+	+	N/A	N/A	Reduce CO ² to 20% of 1990 levels by 2020 and 60% by 2050		+	
<i>Will it reduce the impacts of climate change</i>	SWA, CF	0	0	0	N/A	N/A			0	

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To minimise waste and increase the reuse and recycling of waste materials	CF, MA	--	--	-	N/A	N/A	Zero growth for controlled waste by 2016 Zero growth in Municipal solid waste (MSW) by 2016 SCS =27.5% recycling rate by 2007	Yes data collected for MSW by local authorities (LA) although below LA level no detailed data is available	-	<p>This option is likely to result in a significant increase in waste and consumption of material in the short-term and possibly medium-term as a result of the demolition and subsequent redevelopment of existing factory and warehousing sites north of Occupation Lane and in the vicinity of Clock roundabout, which are already previously developed. It is unclear whether waste derived from the demolition of existing sites can be used on site, or will need to be sent to landfill.</p> <p>Over the medium to longer-term waste arising from the operational use of new buildings across the site will increase as a result of increased consumption stemming from the predominantly economic reuse of derelict and underused land, and the redevelopment of land along the frontage of Swadlincote Road. However, as with Option 1, the redevelopment of the site can help reduce waste generated through the adoption of more sustainable building methods. It can also make provision for the storage and handling of waste streams that can be recycled during the operation of the site contributing to waste recovery and recycling in the medium to long-term.</p> <p>The site is located in close proximity to landfill facilities so any residual waste arisings, which cannot be recycled, will not need to be transported a significant distance for disposal.</p>
Will it lead to the reduced consumption of materials?	CF, MA	--	-	-	N/A	N/A	Tonnage of commercial and Industrial waste not to exceed 7.5 million tonnes p.a within East Mids at 2021 C and D waste not to exceed 11.3m tonnes by 2021.	No Data available for Regional and sub regional level. No data available for AAP area	-	
Will it increase waste recovery and recycling?	CF, MA	?	+	+	N/A	N/A	Disposal Authorities to achieve 30% target (min) for recycling MSW by 2010 and 50% by 2015.	No Data available at local level, regional and county data is available	+	
Will it reduce the proportion of waste sent to landfill?	CF, SWA	--	-	-	N/A	N/A	Reduce biodegradable waste sent to landfill to 35% of 1995 levels by 2016	No Data available at local level regional and county data is available	-	
To improve community safety and reduce crime and fear of crime	PHH	+	+	++	N/A	N/A	Reduce criminal damage by 16% from 1140 to 960 by 2007/08	Yes, but District- wide	++	Crime within the Woodville Area is around 20% higher than the District Average, with criminal damage accounting for around a quarter of all crimes within the ward.
Will it reduce actual levels of crime?	PHH	?	+	++	N/A	N/A			++	<p>The reuse of derelict and underused sites and the development of active frontages in the northern part of the AAP, and wider environmental improvements proposed in this option are expected to have a positive impact on crime rates across the AAP in the medium to long term. In the short term, as with option 1, it is unclear whether there will be any beneficial effects of implementing this option as construction and demolition sites may attract additional antisocial behaviour.</p> <p>It is unclear whether fear of crime will be reduced as a result of implementing this option.</p>
Will it reduce fear of crime?	PHH	?	?	?	N/A	N/A	Reduce the No. of residents feeling unsafe when alone in their home at night from 11% to 8% And when traveling alone on public transport from 33% to 25% by 2007/08	Yes Best Value Survey	?	

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To promote social inclusion and reduce inequalities across the District	PHH, MA, CH	+	+	++	N/A	N/A			++	<p>This option will help to encourage social inclusion through the provision of new employment opportunities within the wider Woodville area (Off setting recent employment land losses within the Swadlincote area). In addition other elements of this option such as leisure and open space provision could help improve local access to greenspace.</p> <p>The Regeneration Route will also allow the provision of dedicated walking and cycling access to the AAP, with additional cycling and footpath provision (in particular an east-west green corridor) linking together many of the sites earmarked for redevelopment under this option. It is considered that new footpath and cycling provision will provide better access to local facilities, to members of the community without access to a car.</p>
<i>Will it narrow the inequality gap between the richest and the poorest in the District?</i>	PHH, MA	+	+	++	N/A	N/A		Index of multiple deprivation (Ward Data)	++	<p>Whilst additional employment development, (particularly in that northern part of the AAP which is already in economic use) could deliver benefits in the short-term, other proposals are not expected to deliver instant benefits as they will be related to the development of sites in the southern part of the AAP. As such it is considered that this option will deliver the most significant benefits over the medium to longer-term.</p>
To improve the health and well-being of the population and reduce inequalities in health.	PHH	0	+	++	N/A	N/A			++	<p>This proposal, could help deliver more healthier lifestyles in the short-term by ensuring that employment opportunities are located in close proximity to major residential areas, which will allow local residents opportunity to access employment by walking and cycling. In the medium-term the provision of a road and other footways/cycle paths will reinforce opportunities for walking and cycling across the site improving accessibility to local health facilities. This will also reduce traffic on the existing A511, A514 and through the provision of dedicated cycling routes across the site, which will help reduce barriers, which may discourage non-car based transport on and around the site. Implementation of this option may also help reduce the number of accidents locally. In the long-term the provision of leisure facilities and greenspace could provide opportunities for walking and other informal exercise within the site.</p>
<i>Will it improve public health?</i>	PHH	0	+	++	N/A	N/A			++	
<i>Will it improve accessibility to health care?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it promote Healthy lifestyles?</i>	PHH	+	+	++	N/A	N/A			++	
<i>Will it promote the improvement of existing open spaces, and play areas and the development of new green infrastructure</i>	PHH, L FF/B	0	+	++	N/A	N/A			++	
<i>Will it reduce the number of people involved in accidents?</i>	PHH	?	?	?	N/A	N/A			?	

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To improve educational achievement and improve the District's skills base	PHH	+	+	+	N/A	N/A			+	The Woodville – Swadlincote Town Centre Area Action Plan Scoping Report acknowledges that the level of skills held by residents of Woodville and Church Gresley are lower than the District Average.
<i>Will it increase educational attainment amongst young people?</i>	PHH	0	0	0	N/A	N/A			0	This option could provide opportunity to site some form of training facility within the site, although it is unclear and subject to viability testing.
<i>Will it reduce the number of working age residents who have no or lower qualifications?</i>	PHH	+	+	+	N/A	N/A	30% of economically active adults qualified to level 4 or above by 2009	No. 2001 Census data available by wards only	+	Without any proactive attempt to secure training within the AAP it is considered that proposals to encourage new business development within the AAP will help deliver some passive benefits as businesses train up their staff. As such this option is expected to have a modest beneficial impact in the short medium and long term. It is not expected, however, that this option (without the development of a training or other educational site) will help increase educational attainment amongst the young, and those not of working age.
<i>Will it reduce inequalities in educational achievement across all age groups district wide?</i>	PHH	0	0	0	N/A	N/A			0	
To achieve high and stable levels of economic growth and sustain economic competitiveness	PHH, MA	+	+	++	N/A	N/A			+	This option could bring forward the reuse of derelict land in the short-term helping to deliver immediate economic growth within the District, Swadlincote area and AAP site itself. The scale of improvements likely on previously developed sites would be expected to support local (indigenous) business, whilst the relocation of a number of local businesses may offer potential to provide higher quality business sites for existing companies located within the AAP.
<i>Will it encourage the creation of indigenous business?</i>	PHH, MA	+	++	++	N/A	N/A	VAT Registrations to 40 per 10,000 (UK average by 2009)	unclear	+	In the medium-term the creation of new employment sites to the north of Occupation Lane will help attract new investment into the Woodville and surrounding area, which could help diversify the local economy, reducing the areas dependence on manufacturing (which the Scoping Report identified employs around one third of workforce in the area). As strategic infrastructure such as the Regeneration Route will need to be constructed in advance of significant new development, benefits are likely to be most pronounced in the long-term.
<i>Will it reduce reliance on manufacturing and foster growth in other key business sectors?</i>	PHH, MA	?	+	++	N/A	N/A			+	
<i>Will it help support and encourage the growth of the rural economy?</i>	PHH, MA	0	0	0	N/A	N/A			0	This option is not expected to have any impact on the rural economy.

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to diversify and strengthen local urban and rural economies and create high quality employment opportunities	PHH, MA	+	+	++	N/A	N/A			++	<p>The redevelopment of employment land to the north of the AAP will help deliver new jobs in the short-term. The allocation of new employment sites within the southern part of the AAP will have a significant impact on the local economy helping to bring forward the provision of new employment land within the Swadlincote area, (an area which has an employment land shortfall of 9 ha compared to the requirement set out in the Structure Plan to 2011).</p> <p>The provision of new employment sites is likely to help reduce unemployment with the AAP and surrounding urban area. However, significant new employment opportunities are expected to be brought forward in the medium to longer-term.</p> <p>It is uncertain whether new employment land provision is likely to have any impact on average incomes in the District, as clearly this is dependent on the types of jobs attracted as a result of implementing this option. As previously stated, however, opportunities to control the types of new employment, or the mix of new business premises to be provided on the site, could be used to attract a more diverse range of businesses.</p>
<i>Will it reduce unemployment?</i>	PHH, MA	+	+	++	N/A	N/A	Achieve employment rate above 76% of working age population by 2009	Yes, Monthly statistics by ward	+	
<i>Will it improve average incomes within the District?</i>	PHH, MA	?	?	?	N/A	N/A			?	
<i>Will it ensure the provision of an adequate supply of employment land?</i>	PHH, MA	++	+	++	N/A	N/A	Structure Plan Requirements	Yes Annual Monitoring Report	++	
to improve accessibility for everyone to all services, facilities, recreational facilities (including open spaces) and employment	PHH, MA, CH, L	0	+	++	N/A	N/A			++	<p>This option will help provide significant new employment, as well as leisure and accessible greenspace opportunities within the AAP to residents living in and around the AAP site. Further the development of the Regeneration Route with dedicated cycling and walking facilities and the east-west green corridor will help improve permeability across the site, particularly to residents without access to a car.</p> <p>As, with Option 1, it is considered likely that most of these facilities will become operational/available in the medium to long-term and hence this is when the most significant positive impacts against this Sustainability Appraisal objective are likely to arise.</p>
<i>Will it make access easier for those households that do not have a car?</i>	PHH, MA	0	+	+	N/A	N/A			+	
SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives

to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	PHH, CF	-	-	+	N/A	N/A			+	<p>In the short to medium-term this option could lead to an increase in the amount of traffic using the local road network (ie due to construction/demolition traffic and the intensification of the use of existing employment sites in the northern part of the AAP). In the longer-term, however, the provision of the Regeneration Route is expected to help significantly reduce congestion on the A514 and A511. Further, The Regeneration Route will also provide opportunity to seek significant reduction in HGV traffic around Clock roundabout providing access to new and existing buildings within the AAP.</p> <p>In the short-term increased road use on and around the site could deter cycling and walking, and could have a negative impact on actual or perceived safety of local roads. Following construction of the Regeneration Route improvements to local cycling routes coupled with the reduction of expected traffic volumes on the A514 and the A511 could help to encourage the use of walking and cycling.</p>
Will it reduce traffic volumes on the A514 and A511?	PHH	--	+	+	N/A	N/A			+	
Will it increase the proportion of journeys using modes other than the car?	PHH, CF	-	?	?	N/A	N/A	Increase proportion of workforce travelling to work by public transport, walking and cycling.	2001 Census data available by wards only	?	
Will it help improve road safety?	PHH	?	?	?	N/A	N/A	Total killed and seriously injured casualties - BVPI99(x). (DCC Local Transport Plan 2006-11)	No, County wide data only.	-	
Option Commentary	<p>This Option:</p> <ul style="list-style-type: none"> • Is expected to have a greater beneficial impact on the existing built environment than Option 1 in the medium to long-term and may have a greater impact on local amenity in the short-term particularly along established frontages on Swadlincote Road and Occupation Lane. • Will provide opportunity to protect architecturally important buildings within the Plan period, as in option 1, and could contribute towards making cultural, archaeological and historical features within the AAP publicly accessible, through redevelopment. • Could have a greater negative impact on biodiversity within the AAP in the short-term due to the clearance/demolition of sites, but could have major positive impact in the longer-term depending on how the site is managed • Would deliver limited opportunity for new housing, or mixed-use development along the Swadlincote Road (and possibly other key road frontages), although the performance of this Option is expected to be broadly similar to Option 1. • Could have a significant negative impact on noise and air quality, although impacts are expected to become less significant following construction. The impact of this option of water quality is uncertain. • Could increase waste generation across the Plan period compared to Option 1 particularly in the short-term due to the generation of demolition waste, but may offer opportunities for waste recovery and recycling in new development during the operational phase of the development • Is not expected to have any significant impact on climate change, or be affected by climate change • Could have a moderate beneficial impact on crime rates within the AAP site • Could help improve health and wellbeing within the AAP and wider Swadlincote area. In particular this option will promote the improvement of existing open spaces and will bring forward significant opportunities for walking cycling and other informal recreation. • Is expected to make significant contributions towards tackling employment deprivation within the AAP and wider Swadlincote area, as in Option 1 • Could make a very limited contribution towards up-skilling the local workforce, but like Option 1, the extent of any impact is uncertain. • Will make a significant contribution towards the development of high and stable levels of economic growth within the District and will ensure the provision of adequate employment land within the Swadlincote area • Will secure additional cycling and walking provision (compared to Option 1) aiding the access of jobs and leisure facilities to households within, and around, the AAP without access to a car. • Could have a greater negative impact on the local road network in the to short to medium-term, as a result higher levels of demolition and construction traffic 									

(Option 3) Comprehensive Redevelopment of the Whole Area

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To promote sustainable forms of development and sustainable use of natural resources	MA, SWA L	--	+	++	N/A	N/A	60% of new development to be located on PDL	Around 1/3 of the site is PDL	++	<p>This option will deliver comprehensive development across the whole site; resulting in the redevelopment of the vast majority of the site. A small number of heritage and natural features would be protected as would all existing housing. This option would require the use of compulsory purchase.</p> <p>In the short-term the clearance of the site, including the removal of buildings, which are currently in use, would lead to significant negative impacts as the demolition and replacement of buildings is likely to generate significant waste and lead to a high level of resource use. However, in the medium and long-term it is considered that buildings would have a smaller ecological impact as current building regulations ensure that energy efficiency, the treatment of water etc) is more rigorously controlled in new buildings than has historically been the case. Following development the proximity of the AAP to existing built up area will provide jobs and other facilities accessible by non-car means</p> <p>The reuse of vacant sites within the AAP would reduce greenfield land take. However, the development of the AAP would still lead to the loss of greenfield land to the south of the former railway line.</p>
<i>Will it reduce the amount of Greenfield land lost to development?</i>	L	-	-	-	N/A	N/A			-	
<i>Will it promote the implementation of sustainable construction techniques?</i>	CF, SWA	--	+	++	N/A	N/A			++	
To enhance the vitality and viability of existing town and village centres and improve the quality of new development and the existing built environment.	MA ,CH	-	+	+	N/A	N/A			++	<p>In the medium to long-term the creation of the Swadlincote Regeneration Route could help improve access to the town which in turn is expected to slightly improve town centre viability and vitality</p> <p>This option, would have a slight negative impact (likely to arise during construction and demolition works) on the built environment in the short-term, but would have a significant positive impact on the quality of the built environment in the long-term</p> <p>The redevelopment/development of the entire area in a landscaped setting will provide opportunity to improve the existing environment and create a new identity for the site. In particular it will offer opportunity to improve key gateways into the town and secure the improvement of key frontages along Swadlincote Road, Woodhouse Street and Moira Road.</p>
<i>Will it improve existing shopping facilities?</i>	MA	0	0	0	N/A	N/A			0	
<i>Will it improve satisfaction of Districts residents with local shopping facilities?</i>	P, MA	0	0	0	N/A	N/A			0	
<i>Will it improve the quality of the existing built environment</i>	CH	-	+	++	N/A	N/A			++	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To provide decent and affordable homes that meet local needs	PHH, MA	0	+	+	N/A	N/A			+	<p>This option would be economic development led, but could allow the most significant opportunity for securing mixed-use development on the site, particularly along key road frontages. It may also provide opportunity to develop live/work units in appropriate locations throughout the site.</p> <p>Where new residential development is brought forward it would be expected to be developed in the medium to long-term and could help broaden the range of new market housing, and offer opportunities to secure new affordable housing provision.</p> <p>The option is not expected to have an impact on the number of unfit homes on within the District. It is also not expected to have any impact on the number of local households waiting for accommodation or accepted homeless.</p>
<i>Will it reduce the number of households waiting for accommodation or accepted homeless?</i>	PHH	?	?	?	N/A	N/A			?	
<i>Will it increase the range and affordability of housing for all social groups?</i>	MA	0	+	+	N/A	N/A			+	
<i>Will it reduce the number of unfit homes?</i>	PHH	0	0	0	N/A	N/A	Reduce no. of non decent homes in district to 2% by 2008/09		0	
To conserve and enhance biodiversity and geodiversity	B, PHH, FF, SWA	-	+	++	N/A	N/A		Yes quantitative data on No. of SINC's within AAP	++	<p>In the short-term, this option may give rise to limited negative impacts as new road and building construction could lead to the loss of any remaining habitats there are on site (although existing survey work suggests that the biodiversity interest on the site is limited)</p> <p>In the medium to long-term the significant creation of major new landscaping areas, a green route along the former railway line and new tree planting to reflect the location of the site within the National Forest, could greatly improve the biodiversity of the AAP. The protection of existing ponds and drainage ditches and their integration into new developments could also provide opportunities to improve biodiversity further.</p> <p>However, it should be noted that whilst the creation of new biodiversity features will be brought forward within this option, the way the site is managed would be significant in achieving the most positive effect. As such there is some uncertainty over whether impacts are a significant as forecast in the long-term.</p>
<i>Will it conserve and enhance natural and semi natural habitats?</i>	B, PHH, FF	-	++	++	N/A	N/A			++	
<i>Will it conserve and enhance species diversity?</i>	B, FF	-	+	++	N/A	N/A			++	
<i>Will it maintain and enhance woodland cover?</i>	B, PHH, FF,	-	++	++	N/A	N/A	National Forest Target to achieve 33% woodland cover within the forest area (this sites falls within the National Forest)		++	

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To conserve and enhance the District's landscape character	PHH, FF, SWA, L	0	+	++	N/A	N/A			++	<p>The comprehensive redevelopment of the site will allow the significant improvement in the landscape character of the AAP and surrounding area.</p> <p>The redevelopment of the site in a landscaped setting will allow currently underused and vacant sites to be integrated into the wider area, and in particular will allow the planned use of amenity space and tree planting to tie new development into rural views across the southern part of the site. However, screening from tree planting in particular will need to mature, to most effectively screen new development. As such the most beneficial effects from this option will be felt over the longer-term</p> <p>The retention of key historical features such as the protection of the line of the former railway, and listed buildings within the site will help retain the areas historical character, as will the strengthening of existing road frontages along Swadlincote Road, particularly around the Clock roundabout.</p> <p>This option will protect existing ponds in the short-term and could help bring forward new landscape features in the medium to long-term.</p>
<i>Will it reduce the amount of derelict degraded and underused land within the District?</i>	MA, L	+	+	++	N/A	N/A	8 sites within the AAP are monitored within the District within the NLUD Return	Yes vacant ant, derelict and underused surveyed annually	++	
<i>Does it respect and protect existing landscape character?</i>	CH, L	-	0	+	N/A	N/A			++	
<i>Will it protect and create any new landscape features, woodlands and ponds?</i>	B, FF, PHH, L	+	+	++	N/A	N/A			++	
To protect and make accessible for enjoyment and educational purposes the cultural, historic and archaeological heritage of the District.	MA, CH, L	++	++	++	N/A	N/A		9 listed structures at 5 sites.	++	<p>Under this scenario the reuse/redevelopment of sites around TG Greens, Clock roundabout and Bretby Art Pottery will help safeguard existing historic buildings located within the AAP and will bring them back into beneficial use, integrating them into new development proposals. Wherever possible the opening up of sites for public access will also be secured. Existing planning policy already provides limited protection to buildings and sites of wildlife interest, and will continue to do so in the short-term. However by bringing sites into reuse it is expected that the sites will be better maintained as an economic resource.</p>
<i>Will it protect landscape and historical designations</i>	CH, L	+	++	++	N/A	N/A			++ Permanent	
<i>Will it make historical, archaeological and cultural facilities more accessible to the public.</i>	CH, PHH	+	++	++	N/A	N/A			++	

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To reduce water, light, air and noise pollution	PHH, SWA, CF	-	-	+	N/A	N/A			0	<p>The development of the Regeneration Route (a proposal which applies to options 1, 2 and 3) would help improve air quality around the Clock roundabout along the A514 and the A511. During the construction phase, however the generation of construction and demolition traffic could significantly affect air quality around the site. Dust generation could also pose a limited and uncertain impact on local receptors (housing) within the AAP.</p> <p>Light and noise pollution under this option could also increase significantly in the short-term as the site is built out. In the medium to longer-term the relocation of a number of noise generating industries could help reduce noise around local receptors. In addition the construction of the regeneration route could significantly reduce traffic volumes around the clock roundabout, which could significantly improve air quality in the long-term. Light pollution is expected to increase slightly in the long-term compared to existing levels as street lighting and flood lighting of external areas is installed on site</p> <p>The impact of this option on water pollution is uncertain, partly due to insufficient information to determine the baseline (existing conditions), but also because the impact of new development will be dependent on the layout of the development scheme.</p>
<i>Will it reduce water pollution?</i>	PHH, SWA, CF	?	?	?	N/A	N/A			?	
<i>Will it reduce light pollution?</i>	PHH	-	-	-	N/A	N/A			-	
<i>Will it improve air quality?</i>	PHH, SWA, CF	--	+	+	N/A	N/A			+	
<i>Will it reduce noise pollution?</i>	PHH, SWA	--	-	++	N/A	N/A			-	
To reduce the impacts of climate change and the District's contribution towards the causes	SWA, CF	0	+	+	N/A	N/A			+	<p>The site is not located, within or close, to an area of significant flood risk, and as such is not likely to be at flood risk as a result of climate change.</p> <p>As with options 1 and 2, the development of the site for mainly commercial/economic use will provide access to local jobs, as well as providing some leisure and community facilities close to existing communities, reducing the need to travel.</p>
<i>Will it reduce the causes of climate change?</i>	CF, SWA	0	+	+	N/A	N/A	Reduce CO ² to 20% of 1990 levels by 2020 and 60% by 2050		+	
<i>Will it reduce the impacts of climate change</i>	SWA, CF	0	0	0	N/A	N/A			0	

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To minimise waste and increase the reuse and recycling of waste materials	CF, MA	--	--	+	N/A	N/A	Zero growth for controlled waste by 2016 Zero growth in Municipal solid waste (MSW) by 2016 SCS =27.5% recycling rate by 2007	Yes data collected for MSW by local authorities (LA) although below LA level no detailed data is available	-	<p>In the short-medium term it is anticipated that this option will lead to the substantial increase in the consumption of materials and hence generation of waste, whilst the site is cleared (during demolition) and then built out. And whilst it is acknowledged that there is opportunity to recover much of the waste generated during demolition, the extent to which recovered waste could be used on site is unclear. As such a precautionary assessment has been adopted and it is assumed that during the short to medium term a significant proportion of waste is likely to be sent to landfill.</p> <p>During operation of the site, in the medium to long-term it has been assumed that a greater proportion of waste generated on site will be recycled, or reused compared to the present, as waste holding and separation facilities could be included on site for new businesses, which should help facilitate recycling. In absolute terms however, the development of the AAP will lead to increased levels of consumption compared to the baseline (the business as usual scenario). This is because more of the site will be occupied and in commercial use.</p> <p>The AAP site is located in close proximity to landfill facilities so any residual waste arisings, which cannot be recycled, will not need transporting a significant distance for disposal.</p>
<i>Will it lead to the reduced consumption of materials?</i>	CF, MA	--	--	-	N/A	N/A	Tonnage of commercial and Industrial waste not to exceed 7.5 million tonnes p.a within East Mids at 2021 C and D waste not to exceed 11.3m tonnes by 2021.	No Data available for Regional and sub regional level. No data available for AAP area	-	
<i>Will it increase waste recovery and recycling?</i>	CF, MA	?	+	+	N/A	N/A	Disposal Authorities to achieve 30% target (min) for recycling MSW by 2010 and 50% by 2015.	No Data available at local level, regional and county data is available	+	
<i>Will it reduce the proportion of waste sent to landfill?</i>	CF, SWA	--	-	--	N/A	N/A	Reduce biodegradable waste sent to landfill to 35% of 1995 levels by 2016	No Data available at local level regional and county data is available	-	
To improve community safety and reduce crime and fear of crime	PHH	?	+	++	N/A	N/A	Reduce criminal damage by 16% from 1140 to 960 by 2007/08	Yes, but District- wide	++	<p>The redevelopment of the AAP and improvement of the built environment (incorporating crime reduction techniques in the development of new buildings and the promotion of greater public accessibility and natural surveillance could help reduce vandalism and other forms of antisocial behaviour. Together such measures are expected to reduce crime rates significantly, particularly in the longer-term. However in the short-term it is unclear whether crime rates would be reduced through the implementation of this option as demolition and construction sites could attract antisocial behaviour. As such performance against this option is uncertain.</p> <p>It is unclear whether fear of crime could be reduced as a result of implementing this option.</p>
<i>Will it reduce actual levels of crime?</i>	PHH	?	+	++	N/A	N/A			++	
<i>Will it reduce fear of crime?</i>	PHH	?	?	?	N/A	N/A	Reduce the No. of residents feeling unsafe when alone in their home at night from 11% to 8% And when traveling alone on public transport from 33% to 25% by 2007/08	Yes Best Value Survey	?	

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To promote social inclusion and reduce inequalities across the District	PHH, MA, CH	+	++	++	N/A	N/A			++	This option will help to encourage social inclusion through the provision of new employment opportunities within the wider Woodville and Church Gresley area (Off setting recent employment losses within the area). In addition other elements of this option such as leisure and open space provision could help improve local access to greenspace. However, it is expected that the most significant benefits of this option would occur in the longer-term as the site is built out.
<i>Will it narrow the inequality gap between the richest and the poorest in the District?</i>	PHH, MA	+	+	++	N/A	N/A		Index of multiple deprivation (ward Data)	++	In addition the Regeneration Route, and other walking and cycling routes across the site will allow better access to local facilities including historical and ecological sites for people who do not have access to a car.
To improve the health and well-being of the population and reduce inequalities in health.	PHH	0	+	++	N/A	N/A			+	This option is not expected to deliver any significant improvements in the health of the local population in the short-term
<i>Will it improve public health?</i>	PHH	0	+	++	N/A	N/A			+	Following the construction of the site, the creation of new open spaces and the provision of new (dedicated) walking and cycling routes better connecting local areas to Swadlincote Town Centre (and nearby health facilities) is expected to help people adopt healthier lifestyles and access health care.
<i>Will it improve accessibility to health care?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it promote Healthy lifestyles?</i>	PHH	+	++	++	N/A	N/A			++	
<i>Will it promote the improvement of existing open spaces, and play areas and the development of new green infrastructure</i>	PHH, L FF/B	0	++	++	N/A	N/A			++	It is unclear whether this option will help reduce the number of accidents locally, as whilst new footpaths and cycle routes will help provide safer (dedicated facilities) and could take cyclist off local roads (including the A514 and A511). It should be noted, however, that no information has been collected on current accident rates and as such it is not clear whether this is a significant issue locally.
<i>Will it reduce the number of people involved in accidents?</i>	PHH	?	?	?	N/A	N/A			+	

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to improve educational achievement and improve the District's skills base	PHH	+	+	+	N/A	N/A			+	<p>This option could provide opportunity to site some form of training facility within the site, although it is unclear whether such a facilities could be viable and sustainable. Community views are currently being sort on this issue within the Issues and Options Consultation.</p> <p>Without the provision of dedicated training facilities this option provides very limited opportunity to tackle skills levels within the AAP and wider area, although it is considered that proposals to encourage new business development within the AAP will help deliver some benefits as businesses train up their staff. As such this option is expected to have a modest beneficial impact in the short medium and long-term.</p> <p>It is not expected that this option will help increase educational attainment amongst the young, and those not of working age.</p>
<i>Will it increase educational attainment amongst young people?</i>	PHH	0	0	0	N/A	N/A			+	
<i>Will it reduce the number of working age residents who have no or lower qualifications?</i>	PHH	+	+	+	N/A	N/A	30% of economically active adults qualified to level 4 or above by 2009	No. 2001 Census data available by wards only	+	
<i>Will it reduce inequalities in educational achievement across all age groups district wide?</i>	PHH	0	0	0	N/A	N/A			+	
To achieve high and stable levels of economic growth and sustain economic competitiveness	PHH, MA	+	++	++	N/A	N/A			+	<p>In the short-term this option is not expected to have any major impact towards strengthening the local economy, as existing businesses need relocating in advance of the site being cleared and prepared for development. However, in the medium to long-term the development of the site for predominantly economic use will help strengthen the local economy.</p> <p>The comprehensive redevelopment of the site will help improve the layout and quality of the local environment, which in turn could help attract new types of businesses to the area. In addition, the comprehensive redevelopment of the site could allow the construction of new types of business units such as live/work units and managed office space, not presently available on the site. This could help support the growth of indigenous (local) businesses and support the growth of a wide range of new business types.</p> <p>This option is not expected to have any significant impact towards supporting the growth of the rural economy, beyond providing new employment spaces for nearby rural businesses.</p>
<i>Will it encourage the creation of indigenous business?</i>	PHH, MA	+	++	++	N/A	N/A	VAT Registrations to 40 per 10,000 (UK average by 2009)	unclear	+	
<i>Will it reduce reliance on manufacturing and foster growth in other key business sectors?</i>	PHH, MA	0	++	++	N/A	N/A			+	
<i>Will it help support and encourage the growth of the rural economy?</i>	PHH, MA	0	0	0	N/A	N/A			0	

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To diversify and strengthen local urban and rural economies and create high quality employment opportunities	PHH, MA	+	++	++	N/A	N/A			++	<p>The comprehensive development/redevelopment of the AAP will help meet an existing shortfall in employment land within the Swadlincote area over the short medium and long-term.</p> <p>In the short term this option is not expected to have a significant impact on reducing unemployment levels within the area as site preparation work will be required in advance of developing the site. In the medium to long-term, however, it is anticipated that significant new employment opportunities are created as new businesses move into the site.</p> <p>The encouragement of new types of businesses to the area is expected to help contribute towards the diversification of the economic base within the local economy, this, in turn, could help deliver improved incomes both within the AAP and within the wider Swadlincote Area.</p>
<i>Will it reduce unemployment?</i>	PHH, MA	0	++	++	N/A	N/A	Achieve employment rate above 76% of working age population by 2009	Yes, Monthly statistics by ward	+	
<i>Will it improve average incomes within the District?</i>	PHH, MA	?	?	+	N/A	N/A			?	
<i>Will it ensure the provision of an adequate supply of employment land?</i>	PHH, MA	++	+	++	N/A	N/A	Structure Plan Requirements	Yes Annual Monitoring Report	++	
To improve accessibility for everyone to all services, facilities, recreational facilities (including open spaces) and employment	PHH, MA, CH, L	0	+	++	N/A	N/A			++	<p>Like Options 1 and 2, this option will help provide significant new employment, as well as leisure and accessible greenspace facilities within the AAP boundary to those living within the AAP site and those living nearby. Further, the development of the Regeneration Route with dedicated cycling and walking facilities, as well as other cycling/footpath provision across the Area Action Plan site will help improve permeability across the site.</p> <p>As, with options 1 and 2, it is considered likely that most of these facilities will become operational/available in the medium to long-term and hence this is when the most significant positive impacts against this Sustainability Appraisal objective is likely to arise.</p>
<i>Will it make access easier for those households that do not have a car?</i>	PHH, MA	0	+	++	N/A	N/A			+	

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To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	PHH, CF	--	-	+	N/A	N/A			+	In the short to medium-term this option is likely to significantly increase additional traffic onto the local road network as new construction traffic and the intensification of existing employment sites in the northern part of the AAP generate additional traffic volumes.
<i>Will it reduce traffic volumes on the A514 and A511?</i>	PHH	-	+	+	N/A	N/A			+	Over the longer term, however, the provision of a new Regeneration Route should help to significantly reduce congestion on the A514 and A511. Further, The Regeneration Route will also provide opportunity to secure significant reduction in HGV traffic around Clock roundabout providing new HGV access to new and existing buildings within the AAP.
<i>Will it increase the proportion of journeys using modes other than the car?</i>	PHH, CF	-	?	?	N/A	N/A	Increase proportion of workforce travelling to work by public transport, walking and cycling.	2001 Census data available by wards only	?	During the construction phase increased road use on and around the site could deter cycling and walking, and could have a negative impact on actual or perceived safety of local roads, Although this only assumed. Following construction of the Regeneration Route, improvements to local cycling networks coupled with reduced traffic volumes on the A514 and the A511 could help to encourage the use of walking and cycling.
<i>Will it help improve road safety?</i>	PHH	?	?	?	N/A	N/A	Total killed and seriously injured casualties - BVP199(x). (DCC Local Transport Plan 2006-11)	No, County wide data only.	-	
Option Commentary	<p>This Option:</p> <ul style="list-style-type: none"> • Could provide the most significant opportunities for securing sustainable forms of development in the long-term, but is likely to have the most detrimental impact of all the options in the short-term as a result of extensive demolition and clearance of the site • Will result in the most significant improvements in environmental quality compared to Options 1 and 2 • Will be economic development led , but could bring forward some new housing, but could incorporate appropriate housing development along key frontages and other appropriate locations as mixed use development. • Could provide the most significant opportunities to secure enhancements to biodiversity across the site • Could provide the most significant opportunity to integrate National Forest planting into development and better tie in new developments with the local landscape character • Will provide the most opportunity to retain and enhance key heritage features within the site, and secure the reuse of historical buildings in a way which allows public access • Will have a significant negative impact in terms of noise, air and light pollution in the short-term, but is expected to improve air pollution around the Clock roundabout following the construction of the Regeneration Route • Is not expected to have any major impact on climate change, or be affected by climate change, similar to Options 1 and 2 • Will lead to significant waste generation during the construction stage of work, but could deliver minor beneficial impacts during the operational phase of the development • Could have a significant beneficial impact on crime rates in the long-term through the incorporation of crime reduction techniques in new buildings and spaces • Is expected to deliver significant opportunities to promote social inclusion, particularly during the operation phase of the development, (similar to Option 2) • Would provide significant opportunities for to promote healthier lifestyles and access to green space in the longer-term • Is not expected to have any significant impact of education provision or attainment within the AAP or wider Swadlincote area • Would contribute significantly towards attaining high levels of economic growth within the AAP site, within the Swadlincote area and across the whole District. • Is expected to reduce unemployment levels within the Swadlincote area, and ensure the adequate provision of employment land, similar to Options 1 and 2. • Will reduce traffic volumes on the A511 and A514. 									

(Option 4) Business As Usual/No Change

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To promote sustainable forms of development and sustainable use of natural resources	MA, SWA L	0	-	-	N/A	N/A	60% of new development to be located on PDL	Around 1/3 of the site is PDL	-	Failure to redevelop and intensify land use in derelict and underused sites could result in increased greenfield land take to accommodate new development within the plan period. The BAU scenario could result in development within that part of the AAP already developed and in employment use, although the potential for such development is uncertain and likely to come forward on an ad-hoc basis. The scale of change under this scenario is likely to be restricted to that part of the AAP where built development has historically already taken place (Around Swadlincote Road, and Woodhouse Street)
<i>Will it reduce the amount of Greenfield land lost to development?</i>	L	0	-	-	N/A	N/A			-	
<i>Will it promote the implementation of sustainable construction techniques?</i>	CF, SWA	0	0	0	N/A	N/A			0	
To enhance the vitality and viability of existing town and village centres and improve the quality of new development and the existing built environment.	MA ,CH	0	0	0	N/A	N/A			-	The site lies outside the town centre for Swadlincote and as such is unlikely to have any significant impact on the town centre and its facilities. The piecemeal development of sites within the proposed AAP has led to poorly integrated development that does reflect local distinctiveness (a key issue identified in the Woodville- Swadlincote Town Centre Area Action Plan Scoping Report). In the absence of any coordinated redevelopment of the site it is likely that the BAU option will only bring forward limited piecemeal development opportunities. Such a scenario is unlikely to significantly improve the built form of the AAP site. The BAU option will have a slight negative impact on the built environment, possibly worsening over time. There is no certainty of the scale, or time frame such changes could happen, if at all.
<i>Will it improve existing shopping facilities?</i>	MA	0	0	0	N/A	N/A			0	
<i>Will it improve satisfaction of Districts residents with local shopping facilities?</i>	P, MA	0	0	0	N/A	N/A			0	
<i>Will it improve the quality of the existing built environment</i>	CH	-	-	-	N/A	N/A			-	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To provide decent and affordable homes that meet local needs	PHH, MA	+	+	+	N/A	N/A			+	There is already limited pressure for the development of some industrial sites for residential reuse in the northern (previously developed) part of the AAP. Should new residential development of any site be permitted it is likely that proposals will generate an affordable housing contribution that may help meet an identified need within the District. The scale of such contributions is dependent on the number and size of proposals, which is itself, uncertain. Where any new housing is developed this could help improve the range and affordability of new homes locally.
<i>Will it reduce the number of households waiting for accommodation or accepted homeless?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it increase the range and affordability of housing for all social groups?</i>	MA	+	+	+	N/A	N/A			+	
<i>Will it reduce the number of unfit homes?</i>	PHH	0	0	0	N/A	N/A	Reduce no. of non decent homes in district to 2% by 2008/09		0	
To conserve and enhance biodiversity and geodiversity	B, PHH, FF, SWA	-	0	+	N/A	N/A		Yes quantitative data on No. of SINCS within AAP	+	A phase 1 ecological (habitat) survey indicated that the species and habitat diversity across most of the site is currently poor (a key issue highlighted within the Woodville – Swadlincote Town Centre AAP Scoping Report). It is worth noting, however, that the Council does not presently have any ecological assessments for some of the restored land within the site due to access constraints. Improvements in species and habitat diversity will be dependent upon the management of the site, which under this scenario is difficult to predict. An initial survey of the site indicated that in the short-term an existing site of conservation interest may be at risk without changes in management. As such it is likely that the biodiversity resource of the AAP could decline further in the short-term. In the medium to longer-term it is likely that parts of the site (i.e. those parts of the site which are greenfield, either not being previously developed, or being previously developed and restored) may develop some wildlife interest as sites mature No significant increase in woodland provision is likely to arise within the option.
<i>Will it conserve and enhance natural and semi natural habitats?</i>	B, PHH, FF	-	0	+	N/A	N/A			+	
<i>Will it conserve and enhance species diversity?</i>	B, FF	0	0	+	N/A	N/A			+	
<i>Will it maintain and enhance woodland cover?</i>	B, PHH, FF,	0	0	0	N/A	N/A	National Forest Target to achieve 33% woodland cover within the forest area (this sites falls within the National Forest)		0	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To conserve and enhance the District's landscape character	PHH, FF, SWA, L	--	--	--	N/A	N/A			--	<p>The do nothing (BUA) option will fail to tackle the already poor landscape character of the AAP. The industrial and commercial nature of much of the site detracts from the rural and open character of land to the south, (most of which is located in North West Leicestershire).</p> <p>Piecemeal development which may (or may not come forward) within the BAU scenario is not expected to help integrate the site into the wider landscape, as it is unlikely to bring forward a comprehensive scheme of landscaping and habitat creation on a site wide basis. There is limited potential for existing immature landscapes located to the south of the AAP to continue developing over the longer-term, although this is dependent on how land within the site is managed.</p> <p>There are 8 known derelict and underused sites currently located within the AAP. There is limited possibility that some sites may be redeveloped within short, medium or long-term in the BUA scenario. However, no brownfield sites within the AAP have been removed from the NLUD list since the first return was posted in 1998.</p>
<i>Will it reduce the amount of derelict degraded and underused land within the District?</i>	MA, L	--	--	--	N/A	N/A	8 sites within the AAP are monitored within the District within the NLUD Return	Yes vacant ant, derelict and underused surveyed annually	--	
<i>Does it respect and protect existing landscape character?</i>	CH, L	-	-	-	N/A	N/A			-	
<i>Will it protect and create any new landscape features, woodlands and ponds?</i>	B, FF, PHH, L	?	?	?	N/A	N/A			?	
To protect and make accessible for enjoyment and educational purposes the cultural, historic and archaeological heritage of the District.	MA, CH, L	-	-	-	N/A	N/A		9 listed structures across 5 sites	-	<p>Listings are predominantly related to the former use of the site for clay extraction and associated manufacturing, the Anglican Church of St Stephen being the exception. (6 of the 9 remaining bottle ovens within the Swadlincote area are located within the AAP).</p> <p>Two of the buildings within the AAP are currently classed as being at risk, and it is considered that that a third site could potentially be under threat. Risk to listed and other buildings/structures of heritage interest is also expected to increase within this option. Any losses of historic buildings listed or otherwise, will be permanent. Existing planning policy currently offers some protection to listed buildings.</p> <p>With the exception of the Church none of the buildings are publicly accessible and are not considered likely to become so without intervention.</p>
<i>Will it protect landscape and historical designations</i>	CH, L	+	-	-	N/A	N/A			- Permanent	
<i>Will it make historical, archaeological and cultural facilities more accessible to the public.</i>	CH, PHH	0	0	0	N/A	N/A			0	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To reduce water, light, air and noise pollution	PHH, SWA, CF	0	0	0	N/A	N/A			0	<p>Under the Business as usual (BAU) scenario, new development is likely to be restricted to that part of the site which is occupied by existing buildings. As such no significant increase in noise or light pollution is anticipated against existing conditions.</p> <p>In terms of water pollution the intensification of commercial and industrial land could lead to increased surface water runoff (particularly if the area of impervious land increases). However, current Building Regulations require developers to consider different measures of dealing with rainwater, only discharging to sewers when other options have been exhausted. As such this scenario could also offer some limited potential for improvements in controlling the release of surface water. New development could also allow the replacement of combined foul and rainwater sewers. (If these are present) with separate foul and rainwater systems. As such the impact of this scenario is uncertain.</p>
<i>Will it reduce water pollution?</i>	PHH, SWA, CF	?	?	?	N/A	N/A			?	
<i>Will it reduce light pollution?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it improve air quality?</i>	PHH, SWA, CF	?	?	?	N/A	N/A			?	
<i>Will it reduce noise pollution?</i>	PHH, SWA	-	-	-	N/A	N/A			0	
To reduce the impacts of climate change and the District's contribution towards the causes	SWA, CF	0	0	0	N/A	N/A			0	<p>Regeneration and intensification of the site, could lead to greater resource use associated with manufacturing and production. It could also create additional jobs and in turn transport demand. However, the need for such economic development will meet a defined local and regional need and as such the regeneration of the AAP which is located within a sub regional centre (SRC) such as Swadlincote, is likely to perform better than other sites within the District in meeting the need for employment uses, being in close proximity to local communities and accessible by walking, cycling and public transport, offsetting the significant impacts of any development.</p> <p>The AAP is located wholly within Zone1 (1:1000 year) flood plain and as such has a low probability of coastal or river flooding, this will not change under the BAU scenario. However, as with any developed area there may be limited risk from local flooding, although this risk is not considered significant.</p>
<i>Will it reduce the causes of climate change?</i>	CF, SWA	0	0	0	N/A	N/A	Reduce CO ² to 20% of 1990 levels by 2020 and 60% by 2050		0	
<i>Will it reduce the impacts of climate change?</i>	SWA, CF	0	0	0	N/A	N/A			0	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To minimise waste and increase the reuse and recycling of waste materials	CF, MA	-	-	-	N/A	N/A	Zero growth for controlled waste by 2016 Zero growth in Municipal solid waste (MSW) by 2016 SCS =27.5% recycling rate by 2007	Yes data collected for MSW by local authorities (LA) although below LA level no detailed data is available	-	<p>The continuation of the BAU scenario, in isolation, will not make a significant difference to achieving the (regional) targets set out previously. However it is recognised that it is likely that any future development on site may have a minor negative impact, generating more waste than at present (the baseline). The reuse of previously developed and derelict land could, however, provide limited opportunities for reclaiming vacant land and building materials offering limited potential for increasing the reuse of construction and demolition waste arisings).</p> <p>During operation, any intensification of the use of the site which is previously developed, or already derelict could lead to some increases in operational waste generation. However, given the limited scale of the previously developed and derelict parts of the AAP that offer potential redevelopment opportunities, it is considered that any negatives impacts will be minor in significance.</p> <p>New developments could help facilitate improved waste recovery and recycling, for example, through ensuring that facilities onsite are integrated into proposed schemes which allow for collection and storage of different waste streams. However, it is unclear the extent to which the amount of waste recycled could be increased.</p> <p>Landfill facilities able to handle MSW and commercial waste are located in close proximity to the AAP in North West Leicestershire. This allows any waste not diverted away from landfill to be disposed of in close proximity to the site.</p>
<i>Will it lead to the reduced consumption of materials?</i>	CF, MA	-	-	-	N/A	N/A	Tonnage of commercial and Industrial waste not to exceed 7.5 million tonnes p.a within East Mids at 2021 C and D waste not to exceed 11.3m tonnes by 2021.	No Data available for Regional and sub regional level. No data available for AAP area	-	
<i>Will it increase waste recovery and recycling?</i>	CF, MA	-	-	-	N/A	N/A	Disposal Authorities to achieve 30% target (min) for recycling MSW by 2010 and 50% by 2015.	No Data available at local level, regional and county data is available	-	
<i>Will it reduce the proportion of waste sent to landfill?</i>	CF, SWA	-	-	-	N/A	N/A	Reduce biodegradable waste sent to landfill to 35% of 1995 levels by 2016	No Data available at local level regional and county data is available	-	
to improve community safety and reduce crime and fear of crime	PHH	0	+	+	N/A	N/A	Reduce criminal damage by 16% from 1140 to 960 by 2007/08	Yes, but District- wide	+	<p>The crime rate within Woodville is currently around 20% higher than the District average. The scoping report identified crime within Swadlincote and Woodville as a key issue.</p> <p>The most reported category of crime within the Woodville ward is criminal damage accounting for around 25% of incidents. The ad-hoc redevelopment of the site (likely under the BAU scenario) could promote limited opportunities for improving the local environment, bringing underused or derelict land back into use and providing limited opportunities for improving the local environment. It is considered that improvements in the general quality of the environment could help reduce vandalism and other forms of antisocial behaviour.</p>
<i>Will it reduce actual levels of crime?</i>	PHH	0	+	+	N/A	N/A			+	
<i>Will it reduce fear of crime?</i>	PHH	?	?	?	N/A	N/A	Reduce the No. of residents feeling unsafe when alone in their home at night from 11% to 8% And when travelling alone on public transport from 33% to 25% by 2007/08	Yes Best Value Survey	?	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
to promote social inclusion and reduce inequalities across the District	PHH, MA, CH	+	+	+	N/A	N/A			+	Under the Business as Usual scenario it is likely that some regeneration of the already commercially developed part of the site will take place. This will help improve some run down parts of the site, and could create additional jobs within Woodville and wider Swadlincote urban area and hence accessible by non-car transport modes. However, there is limited potential for a small part of the site to be lost to residential development, although the mix of industries currently on the site is likely to limit such losses. As such there is some uncertainty over the extent to which significant additional employment can be secured within this scenario, but overall it is considered that this option will deliver limited additional jobs in the short, medium and long-term.
<i>Will it narrow the inequality gap between the richest and the poorest in the District?</i>	PHH, MA	+	+	+	N/A	N/A			+	
to improve the health and well-being of the population and reduce inequalities in health.	PHH	0	0	0?	N/A	N/A			?	The BAU scenario is not likely to have any discernable impact on public health. It is not expected to reduce the number of accidents, promote healthy lifestyles or improve accessibility to healthcare. There is, however a substantial area of land which historically has been subject to development, which has been restored to Greenfield status within the AAP. This land is likely to continue regenerating in long-term, providing wider benefits to the local landscape, and to the biodiversity interest on the site. However, the majority of the site is not open to public access and as such will not contribute significantly towards improving informal recreation opportunities.
<i>Will it improve public health?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it improve accessibility to health care?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it promote Healthy lifestyles?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it promote the improvement of existing open spaces, and play areas and the development of new green infrastructure</i>	PHH, L FF/B	0	0	+	N/A	N/A			+	
<i>Will it reduce the number of people involved in accidents?</i>	PHH	0	0	0	N/A	N/A			0	
to improve educational achievement and improve the District's skills base	PHH	0	0	0	N/A	N/A			?	The business as usual (BAU) scenario is not likely to have any significant impact in helping to increase educational achievement either within the AAP, or the wider Swadlincote urban area.
<i>Will it increase educational attainment amongst young people?</i>	PHH	0	0	0	N/A	N/A			0	
<i>Will it reduce the number of working age residents who have no or lower qualifications?</i>	PHH	0	0	0	N/A	N/A	30% of economically active adults qualified to level 4 or above by 2009	No. 2001 Census data available by wards only	0	
<i>Will it reduce inequalities in educational achievement across all age groups district wide?</i>	PHH	0	0	0	N/A	N/A			0	

SUSTAINABILITY APPRAISAL OBJECTIVE	SEA TOPIC	SHORT TERM	MEDIUM TERM	LONG TERM	URBAN	RURAL	TARGETS (WHERE AVAILABLE)	CAN THE EFFECT BE QUANTIFIED (INSERT DATA)	EFFECTS OVER TIME (INC TEMP/ PERM)	Comments Explanation including performance against SA objectives
To achieve high and stable levels of economic growth and sustain economic competitiveness	PHH, MA	+	+	+	N/A	N/A			+	Under this scenario limited commercial development or redevelopment of derelict or underused sites could provide additional employment sites for businesses throughout the plan period. The provision of sites even on a limited scale will also support the local economy and will help sustain the economic competitiveness of the area. However, it is recognised that such improvements are uncertain, and pressure for the release of land for housing could reduce the performance of this option against the sustainability criteria set out. Wider economic changes may lead to the displacement of manufacturing jobs in the long-term across the AAP site, as such it is anticipated that over time, limited diversification of the economy across the AAP and wider area, will continue to take place, although such change will be the result of external forces, and as such is subject to much uncertainty. This option is not anticipated to have any impact on helping to strengthen the rural economy.
<i>Will it encourage the creation of indigenous business?</i>	PHH, MA	+	+	+	N/A	N/A	VAT Registrations to 40 per 10,000 (UK average by 2009)	unclear	+	
<i>Will it reduce reliance on manufacturing and foster growth in other key business sectors?</i>	PHH, MA	?	?	?	N/A	N/A			+	
<i>Will it help support and encourage the growth of the rural economy?</i>	PHH, MA	0	0	0	N/A	N/A			0	
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	PHH, MA	+	+	+	N/A	N/A			+	This scenario could bring forward the reuse of derelict or underused land within the AAP for commercial use, albeit on a limited scale. This in turn is expected to create additional jobs in the short, medium and long-term. However, there have historically been significant losses of employment sites within the Swadlincote and Woodville area, and the intensification of employment uses on derelict and underused sites within the AAP alone is unlikely to be sufficient to offset these losses. The reuse of sites will, however, assist the District Council in meeting its employment land targets. This option is not anticipated to have any impact on helping to strengthen the rural economy. It is unclear whether the BAU option will help improve average income within the District (and AAP) as this is dependent on the types of new businesses attracted to the site, the number of new employees etc.
<i>Will it reduce unemployment?</i>	PHH, MA	+	+	+	N/A	N/A	Achieve employment rate above 76% of working age population by 2009	Yes, Monthly statistics by ward	+	
<i>Will it improve average incomes within the District?</i>	PHH, MA	?	?	?	N/A	N/A			?	
<i>Will it ensure the provision of an adequate supply of employment land?</i>	PHH, MA	+	+	+	N/A	N/A	Structure Plan Requirements	Yes Annual Monitoring Report	+	

Option Commentary

The Business as Usual Option:

- **Would safeguard poorly restored land (which is classed as greenfield)**
- **Would not have any benefit towards enhancing the vitality and viability of the town, and would offer limited (and uncertain) opportunities for improving the built environment**
- **May bring forward limited residential development in the short term, but could result in the further loss of employment land locally**
- **Could lead to the further loss of biodiversity resource in the short-term but could develop additional wildlife value in the long-term**
- **Will continue to detract from the local landscape character (particularly from the south where views are open in the short, medium and long-term)**
- **Would not make any significant contribution towards protecting heritage features, although existing planning policies will continue to offer limited protection to listed building within the site in the short-term**
- **Will have a minor negative impact in terms of noise throughout the plan period due to the types of businesses occupying the site. It will have uncertain impacts in terms of air quality and water pollution.**
- **Is not expected to have any impact on climate change**
- **Will have a slight negative impact in terms of objectives to reduce waste generation.**
- **Is not expected to have any impact on crime rates within the AAP**
- **Could have a limited positive impact on social inclusion (through the creation of limited employment opportunities (ie reducing unemployment) throughout the plan period.**
- **Is not expected to contribute towards objectives to improve health and wellbeing**
- **Is not expected to improve educational achievement**
- **May have slight beneficial impact towards objectives to achieve high and stable levels of economic growth**
- **Will not contribute towards improving accessibility within, or around the site**
- **Will ensure that the existing local road network is used efficiently, but would also lead to additional congestion around Clock roundabout especially at peak times**