<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>GTS02</th>
<th>SHLAA Ref No.</th>
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<tbody>
<tr>
<td>Site Location</td>
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<td></td>
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<td>0.5ha</td>
<td></td>
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<tr>
<td>Parcel No.</td>
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</table>

**Site Boundary**

**Parcel Boundary**

---

**Summary of Green Belt Stage 2 Site Assessment:**

- **Green Belt Impact - Purpose 1:** High Impact
- **Green Belt Impact - Purpose 2:** Medium Impact
- **Green Belt Impact - Purpose 3:** Medium Impact
- **Green Belt Impact - Purpose 4:** N/A
- **Impact On Strategic Function Of Green Belt:** High Impact

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
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<tbody>
<tr>
<td>Site Ref</td>
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</tbody>
</table>
**Comments**
This site is reasonably accessible to local services and employment opportunities and would accommodate all the Borough’s gypsy and traveller accommodation needs within the Plan period. The site is within located and within 100m of Exhibition Plantation Local Wildlife Site, although it is unlikely development would significantly affect this area given its nature and scale. The site is located in the Green Belt and is identified as being of high landscape sensitivity. It is likely that mitigation will be required to address landscape effects.

**Spatial Strategy**
As a specific need for Gypsy and Traveller accommodation has been identified in addition to that for housing need in general, the consideration of sites to meet this specific need has not taken into account the extent to which development would be consistent with the Spatial Strategy in the Submission Local Plan.

**Mitigation**
The thick woodland to the north and west of the site and Alfreton Road to the south of the site, as assessed, would both provide strong defensible Green Belt boundaries and it is essential that the existing woodland is retained.

The specific location for the site, which comprises an area of 0.5 hectare (as shown on the above plans) within the wider site as assessed, would require additional landscaping on its northern and eastern boundaries to provide a strong defensible Green Belt boundary.

**Benefits of Development**
The site would be of sufficient size to meet the specific identified need for Gypsy and Traveller accommodation within Amber Valley (10 pitches) as set out in the 2014 Derby, Derbyshire, Peak National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). The site is also well located in relation to access to local services and facilities.

**Deliverability**
The site is within the ownership of the Borough Council and can be delivered within the Plan period.

**Conclusions**
It is acknowledged that the Green Belt Review Stage 2 assessment of this site concludes that development would have a medium to high impact on parcel 76 and that it would have a high impact on the wider strategic Green Belt function in this area of the Borough. However, this assessment relates to a wider area of land than is required within the site to meet the scale of identified need.

The proposed site of 0.5 hectares within the wider site would have a lesser impact on the Green Belt, although additional landscaping to the north and east of the proposed site would be needed alongside the retention of the woodland to the west of the site.

Together with the potential of the site to meet the identified need for Gypsy and Traveller Accommodation in Amber Valley, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and to propose this site as an additional Housing Growth Site in the Local Plan.
Summary of Green Belt Stage 2 Site Assessment: -

| Green Belt Impact - Purpose 1 | Parcel 56 – High Impact | Parcel 57 – High Impact |
| Green Belt Impact - Purpose 2 | Parcel 56 – High Impact | Parcel 57 – Low Impact |
| Green Belt Impact - Purpose 3 | Parcel 56 – Medium Impact | Parcel 57 – High Impact |
| Green Belt Impact - Purpose 4 | Parcel 56 – Low Impact | Parcel 57 – N/A |
| Impact on Strategic Function Of Green Belt | Parcel 56 – High | Parcel 57 - High |

Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
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</tbody>
</table>
**Comments on SA Outcomes**

This site is reasonably accessible to local services, facilities and employment provision. The site is likely to deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site contains Cinderhill Tar Pits and Morrells Brook Local Wildlife Site and measures could be required to mitigate the effects of development. A small part of the site is located in flood zone 2 and 3 (cumulatively less than 10%). Development could affect an designated and undesignated heritage assets within the site and measures are likely to be required to mitigate these. There is potential for surface coal to be present on the site as well as best and most versatile agricultural land. The site is located within the Green Belt, is partly identified as being of high landscape sensitivity and of secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

**Spatial Strategy**

The development of this site would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan, which includes a specific reference to growth taking place as part of a comprehensive mixed use development on land north of Denby Bottles.

**Green Belt Boundaries & Mitigation Measures**

The proposed provision of a new link road between a new A38 junction and the A609, to the west of the A38, could provide a strong defensible Green Belt boundary, reinforced by additional landscaping, as appropriate. However, to the east of the A38, there would need to be significant mitigation measures to establish a strong defensible boundary to the Green Belt. The site boundary as shown on the above plan excludes land within higher flood risk areas.

**Benefits of Development**

The provision of a comprehensive mixed-use development scheme in this location would deliver a significant range of economic, social and environmental benefits, including:

- the remediation of the tar pits and other derelict and contaminated land within the site, as well as having the potential for improvements to biodiversity
- the delivery of a new A38 junction, which (together with other improvements to transport infrastructure) would not only reflect the need to address an increase in traffic movements associated with new development, but would also provide a direct access to the strategic highway network, thus making the site more attractive for new business and industrial development and therefore increasing potential job opportunities, as well as improving connectivity for local residents and businesses in Belper and helping to relieve existing traffic movements on the A6 between Belper and Derby, through the provision of a link road between a new A38 junction and the A609
- securing a range of new social and community infrastructure, including new and/or expanded schools and new sports and recreational facilities and/or improvements to existing facilities.

**Deliverability**

The site has potential for 3,000 dwellings, of which 700 are anticipated to come forward in the Plan period, with 200 of those 700 dwellings being delivered by 31 March 2024 and which would therefore contribute towards meeting the 5 year supply requirement.
| **Conclusions** | It is acknowledged that the Green Belt Review Stage 2 assessment of this site concludes that development would have a high impact on parcels 56 and 57, in respect of some of the purposes of the Green Belt within these parcels and that it would have a high impact on the wider strategic Green Belt function in this area of the Borough. However, the proposals would not compromise the need to preserve the setting and special character of Belper as a historic town and the majority of the site, comprising the area to the east of the A38, would not lead to any coalescence of settlements. The proposed provision of a new link road between a new A38 junction and the A609, to the west of the A38, could provide a strong defensible Green Belt boundary, reinforced by additional landscaping, as appropriate. However, to the east of the A38, there would need to be significant mitigation measures to establish a strong defensible boundary to the Green Belt.

Together with the range and extent of benefits that could be provided through a comprehensive mixed-use development scheme and the potential of the site to contribute towards housing need and the requirement to demonstrate a 5 year housing land supply, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the proposed allocation of the site as a Housing Growth Site/Economic Growth Site in the Submission Local Plan should be maintained. |
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<tr>
<th>Site Ref No.</th>
<th>SHLAA Ref No.</th>
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<td>Site Location</td>
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**Summary Of Green Belt Review Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | High Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |

**Impact On Strategic Function Of Green Belt**: Low Impact

**Sustainability Appraisal Outcomes:**

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<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
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<td>?</td>
<td>✓</td>
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</tbody>
</table>
**Comments**
This site is readily accessible to local services, facilities and employment opportunities and has the potential to provide a comprehensive form of development that could include some employment land provision on site. The Council's viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). The site includes Milepost, Nottingham Road (grade II listed) and the setting of this will need to be protected. The site is currently allocated as Green Belt and the northern part of the site is identified as being of high landscape sensitivity. Measures to mitigate landscape effects are likely to be required.

**Spatial Strategy**
The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

**Green Belt Boundaries & Mitigation Measures**
Development could provide the opportunity to create stronger, more defensible Green Belt boundaries than at present, in particular by following the route of the former railway line along the north-eastern boundary of the site. The deletion of small areas of land from the Green Belt beyond the western boundary of the site, which would no longer perform any Green Belt function, would also enable strong defensible boundaries to be established.

**Benefits of Development**
This site offers the potential, as a strategic site, to provide significant economic, social and environmental benefits through a comprehensive form of development, including new business and industrial uses, environmental improvements and enhanced public open space/recreation provision, as well as new housing development.

**Deliverability**
The site has potential for 520 dwellings, of which 355 are anticipated to come forward in the Plan period, with 155 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement.

**Conclusions**
The site is in a sustainable location on the edge of the Ripley Urban Area and is readily accessible to local services, facilities and employment opportunities.

It is acknowledged that the Green Belt Review Stage 2 assessment of this site concludes that development would have a high impact on parcel 75, but this is due to the fact that the site largely corresponds to this parcel. In contrast, the Stage 2 assessment concludes that the impact of development on the wider strategic Green Belt function would be low and that development could provide the opportunity to create stronger, more defensible Green Belt boundaries than at present.

Given the range and extent of economic, social and environmental benefits that could be provided through a comprehensive mixed-use development scheme and the potential of the site to contribute towards housing need and the requirement to demonstrate a 5 year housing land supply, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and to propose this site as an additional Housing Growth Site/Economic Growth Site in the Local Plan.
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<td>Site Boundary</td>
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</tbody>
</table>

**Summary of Green Belt Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | Low Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | Low Impact |
| Green Belt Impact - Purpose 4 | N/A |

**Impact On Strategic Function Of Green Belt**

Low Impact

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
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<th>Pollution</th>
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### Comments On SA Outcomes
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some affordable housing. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). It would not affect any identified heritage assets. The site is within the Green Belt and also falls within an area identified as being of secondary sensitivity in the Areas of Multiple Environmental Sensitivity report prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>The development of this site would form an extension to the settlement of Crosshill. Although Crosshill is not a Key Village, its close proximity to both the Heanor Urban Area and the Ripley Urban Area means that limited development within or adjacent to the settlement, in an accessible and sustainable location, could be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Green Belt Boundaries &amp; Mitigation Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>A stronger and more defensible Green Belt boundary would be provided by also deleting from the Green Belt a small area of land beyond the southern boundary of this site, which would no longer perform any Green Belt function.</td>
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</table>

<table>
<thead>
<tr>
<th>Benefits of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is the potential for development of this site to be in the form of specialist accommodation to meet specific needs of elderly persons.</td>
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</table>

<table>
<thead>
<tr>
<th>Deliverability</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site has potential for 81 dwellings, which are expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement.</td>
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</table>

<table>
<thead>
<tr>
<th>Conclusions</th>
</tr>
</thead>
</table>
| The site is within a sustainable location on the edge of the settlement of Crosshill and is readily accessible to local services and facilities as well as employment opportunities.  

The Green Belt Stage 2 assessment of this site concludes that development would have a low impact on parcel 39 and that the impact of development on the wider strategic Green Belt function would be also be low.  

Together with the benefits that could be provided through the provision of specialist housing accommodation in this location, contributing towards housing need and the requirement to demonstrate a 5 year housing land supply, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan. |
Summary of Green Belt Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
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<tr>
<td>Green Belt Impact - Purpose 3</td>
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<tr>
<td>Green Belt Impact - Purpose 4</td>
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Impact On Strategic Function Of Green Belt: High Impact

Sustainability Appraisal Outcomes:

<table>
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<tr>
<th>SA Objectives</th>
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<th>Accessibility</th>
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</table>
Comments On SA Outcomes
This site is comprised of an area of previously developed land (PHS152) and a larger area of greenfield land (PHS084). Both components are readily accessible to local services, facilities and employment opportunities and have the potential to provide a comprehensive form of development that could include some employment land provision on site, although existing employment uses within site PHS152 would be lost. The Council’s viability assessment indicates that the greenfield part of the site could deliver 30% affordable housing although the brownfield parcel is likely to be of marginal viability. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). Development has the potential to affect the setting of Crowtrees Farm (grade II listed). The site potentially includes surface coal resources and best and most versatile agricultural land. The greenfield part of the site lies in the Green Belt and part of the site is identified as being of high landscape sensitivity and is identified as secondary importance in the County Council’s Areas of Multiple Environment Sensitivity Study. Measures to mitigate heritage and landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

Spatial Strategy
| That part of the development of this site outside the existing settlement of Heage would form an extension to the settlement, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. |

Green Belt Boundaries & Mitigation Measures
| There would need to be significant mitigation measures to establish strong defensible boundaries to the Green Belt to the north and east of the site, where the impact of development would be likely to be highest. |

Benefits of Development
| This site offers the potential for a comprehensive form of development, including new business and industrial uses as well as new housing development and would involve in part the redevelopment of previously developed or brownfield land. |

Deliverability
| The site has potential for 180 dwellings within the Plan period, with 120 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement. |

Conclusions
| The varying impact of development on parcel 65 and the wider strategic Green Belt function will require significant mitigation measures to establish strong defensible Green Belt boundaries to the north and east of the site, where the impact of development would be likely to be highest. However, given the sustainable location of the site partly within and partly on the edge of the Key Village of Heage and that the site is readily accessible to local services and facilities, together with the benefits that could be provided through development in this location, the Borough Council considers that there are 'exceptional circumstances' to justify an amendment to the Green Belt boundary to delete land from the Green Belt and to propose this site as an additional Housing Growth Site/Economic Growth Site in the Local Plan. |
### Summary of Green Belt Stage 2 Site Assessment:

<table>
<thead>
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<th>High Impact</th>
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<td>Green Belt Impact - Purpose 2</td>
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<tr>
<td>Impact On Strategic Function Of Green Belt</td>
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### Sustainability Appraisal Outcomes:

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<td></td>
<td></td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. However the site is within 100m of White Moor Marsh and Stream Local Wildlife Site, *and a small part of the site (7%) in the vicinity of the Coppice Brook is identified as being at high and medium flood risk*. Development would also have an adverse effect on Laund Farm (Grade 2 listed building). Measures would be required to address these issues. The site could include best and most versatile land and is currently in the Green Belt. The site would not affect any landscape identified as highly sensitive although 4% of the site lies within the for the World Heritage Site Buffer Zone.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
</table>
| Green Belt Boundaries & Mitigation Measures | The proposed site area would provide the opportunity for significant mitigation measures to be provided and enable strong defensible boundaries to the Green Belt around the edges of the site.  

There is also a need to avoid any development on the south-eastern boundary of the potential site (as submitted to the Borough Council) which is at moderate/high flood risk and the site boundary on the plan above excludes that part of the potential site, although the south-eastern boundary of the site as submitted, which comprises Coppice Brook, would form a strong defensible Green Belt boundary.  

A small area of land from the Green Belt, beyond the north-western boundary of the proposed site area, which would no longer perform any Green Belt function, could be deleted from the Green Belt as it would no longer perform any Green Belt function. |
| Benefits of Development | This site offers the potential, as a strategic site, to provide a comprehensive form of development, including environmental improvements and enhanced public open space/recreation provision, as well as new housing development. |
| Deliverability | The site has potential for 350 dwellings, of which 345 are anticipated to come forward in the Plan period, with 165 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement. It is also expected that 30% of the total number of dwellings to be delivered will be in the form of affordable housing. |
| Conclusions | The site is in a sustainable location on the edge of Belper Urban Area and is readily accessible to local services and facilities and employment opportunities.  

It is acknowledged that the Green Belt Review Stage 2 assessment of this site concludes that development would have a medium to high impact on parcel 59 and that it would have a high impact on the wider strategic Green Belt function in this area of the Borough. However, the proposed site area would provide the opportunity for significant mitigation measures to be provided and enable strong defensible boundaries to the Green Belt around the edges of the site.  

Together with the range and extent of benefits that could be provided through a comprehensive mixed-use development scheme and the potential of the site to contribute towards housing need and the requirement to demonstrate a 5 year housing land supply, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and to propose this site as an additional Housing Growth Site in the Local Plan. |
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS092</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2017/0037</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Alfreton Road, Codnor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>0.2ha</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel No.</td>
<td>43</td>
<td></td>
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</tr>
</tbody>
</table>

**Site Boundary**

**Parcel Boundary**

---

**Summary of Green Belt Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>Low Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact On Strategic Function Of Green Belt</td>
<td>Medium Impact</td>
</tr>
</tbody>
</table>

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>-XX-</td>
<td>--</td>
<td>-XX-</td>
<td>?</td>
<td>--</td>
<td>--</td>
<td>--</td>
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<td>--</td>
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<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

PHS092
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment opportunities. The site is unlikely to deliver any affordable housing due to its small size although given its previously developed nature could allow for site reuse. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). The site lies in the Green Belt and part of the site is identified as being of high landscape sensitivity and is identified as secondary importance in the County Council’s Areas of Multiple Environment Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an extension to the settlement of Codnor, within the Ripley Urban Area, which is an accessible and sustainable location and development would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>The development of the site would provide a strong defensible Green Belt boundary to the north of the site in the form of a small woodland area and the existing landscaping to the eastern boundary would need to be maintained and enhanced.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The site would secure the development of previously developed or brownfield land.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential to provide 12 dwellings which are expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site comprises previously developed or brownfield land and is in a sustainable location on the edge of Codnor, within the Ripley Urban Area and is readily accessible to local services and facilities as well as employment opportunities. The Green Belt Stage 2 assessment of this site concludes that development would have a low impact on parcel 43 and that the impact of development on the wider strategic Green Belt function would be medium. Development would provide a strong defensible Green Belt boundary to the north of the site. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
</tbody>
</table>
### Summary of Green Belt Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>Medium Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Impact On Strategic Function Of Green Belt

Medium Impact

#### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Comments On SA Outcomes
This site is reasonably accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some affordable housing provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites or identified heritage assets and the whole site is located in flood zone 1 (low risk). There is potential for surface coal resources on site which may be sterilised by development. The site is currently designated as Green Belt and is identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Some mitigation measures would be required to establish a strong defensible Green Belt boundary around the edges of the site. A small area of additional land beyond the southern boundary of the site, to include an existing playing field, could also be deleted from the Green Belt as it would no longer perform any Green Belt function, in order to create a stronger, more defensible Green Belt boundary, although the playing field would continue to be protected against built development in accordance with national and local planning policies.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>This site offers the potential for environmental improvements and enhanced public open space/recreation provision, as well as new housing development.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 225 dwellings within the Plan period, with 85 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site is in a sustainable location on the edge of the Heanor Urban Area and is reasonably accessible to local services, facilities and employment opportunities. The Green Belt Stage 2 assessment of this site concludes that development would have a low to medium impact on parcel 31 and that the impact of development on the wider strategic Green Belt function would be medium. Some mitigation measures would therefore be required to establish a strong defensible Green Belt boundary around the edges of the site. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS135</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Pear Tree Avenue, Ripley</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>58</td>
</tr>
</tbody>
</table>

### Summary of Green Belt Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Impact on Strategic Green Belt**

- Low Impact

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
</table>

**Appraisal Findings**

- ✓: Yes
- ?: Unknown
- --: Not Applicable
- x: No
Comments On SA Outcomes
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites or identified heritage assets and the whole site is located in flood zone 1 (low risk). The site is currently designated as Green Belt and is identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>There would need to be significant mitigation measures to establish a strong defensible Green Belt boundary on the western boundary of the site. A small area of additional land, beyond the south eastern boundary of the site, could also be deleted from the Green Belt, as it would no longer perform any Green Belt function and would allow a stronger, more defensible Green Belt boundary to be established.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale and location of the site would enable development to contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 146 dwellings, with 86 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site is in a sustainable location on the edge of the Ripley Urban Area and is readily accessible to local services, facilities and employment opportunities. The Green Belt Stage 2 assessment of this site concludes that the impact of development on parcel 58 would vary from low to high and that the impact of development on the wider strategic Green Belt function would be low. There would need to be significant mitigation measures to establish a strong defensible Green Belt boundary on the western boundary of the site. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS136</td>
</tr>
<tr>
<td>--------------</td>
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</tr>
<tr>
<td>Site Location</td>
<td>Newlands Road, Riddings</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.7ha</td>
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<tr>
<td>Parcel No.</td>
<td>51</td>
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</table>

### Site Boundary

<table>
<thead>
<tr>
<th>Parcel Boundary</th>
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</thead>
</table>

### Summary of Green Belt Stage 2 Site Assessment: -

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Impact On Strategic Function Of Green Belt

- Low Impact

### Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
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<td>Site Ref</td>
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<td>--</td>
<td>✓</td>
<td>✓</td>
<td>x</td>
<td>xx</td>
</tr>
</tbody>
</table>
Comments On SA Outcomes
This site is reasonably accessible to local services, facilities and employment opportunities. The Council's viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). The site will not affect any designated heritage assets, although has potential to affect the setting of undesignated heritage assets. The site is currently allocated as Green Belt and of low landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to Riddings, part of the Alfreton Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Development would need to retain existing trees around the majority of the site, as this would provide a strong defensible Green Belt boundary.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The location of the site would enable development to contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 38 dwellings, which are expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site is in a sustainable location on the edge of Riddings, part of the Alfreton Urban Area and is reasonably accessible to local services and facilities as well as employment opportunities. The Green Belt Stage 2 assessment of this site concludes that development would have a low to medium impact on parcel 51 and that the impact of development on the wider strategic Green Belt function would be low. Development would need to retain existing trees around the majority of the site, as this would provide a strong defensible Green Belt boundary. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
</tbody>
</table>
### Summary of Green Belt Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>Low Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact On Strategic Function Of Green Belt</td>
<td>Low Impact</td>
</tr>
</tbody>
</table>

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
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<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td>✓ ✓ ✓ ? ✓ ✓ -- -- ✓ -- ✓ ✓ ? ✓ -- xx</td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment opportunities. The Council's viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally and would allow the reuse of a largely previously developed site. The development of this site would not affect any designated wildlife sites or heritage assets and the whole site is located in flood zone 1 (low risk). The site is currently allocated as Green Belt and the site is identified as secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>A small strip of land to the west of the site, comprising the B6179 Derby Road, could be deleted from the Green Belt as it would no longer perform any Green Belt function.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The site would secure the development of previously developed or brownfield land.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 73 dwellings, which are expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site comprises previously developed or brownfield land and is in a sustainable location on the edge of the Ripley Urban Area and is readily accessible to local services and facilities as well as employment opportunities. The Green Belt Stage 2 assessment of this site concludes that the impact of development on parcel 38 would be low to medium and that the impact of development on the wider strategic Green Belt function would be low. Development would provide a strong defensible boundary to the Green Belt. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are 'exceptional circumstances' to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS156</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Derby Road, Ripley</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>66</td>
</tr>
</tbody>
</table>

**Summary of Green Belt Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Impact On Strategic Function Of Green Belt:**

<table>
<thead>
<tr>
<th>Site Ref Appraisal Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHS156 xx ✓ ✓ ✓ ? ✓ ✓ -- ? ✓ ? ✓ ✓ -- xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment opportunities. The Council's viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. Heage Road Pond Local Wildlife Site is located within the site and mitigation will be needed to ensure that the development safeguards this feature. The whole site is located in flood zone 1 (low risk). Development would not affect any designated heritage assets although it is currently designated as Green Belt. The site is of medium landscape sensitivity and is identified as secondary sensitivity in the County Council's Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Development could establish strong defensible Green Belt boundaries, but the deletion of a wider area of land from the Green Belt, beyond the site, would enable the establishment of a strong, defensible Green Belt boundary along the A38 and would include land that would no longer perform any Green Belt function.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>This site offers the potential to provide environmental improvements, as well as new housing development</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 200 dwellings in the Plan period, with 125 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>The site is in a sustainable location on the edge of the Ripley Urban Area and is readily accessible to local services, facilities and employment opportunities. It is acknowledged that the Green Belt Review Stage 2 assessment of this site concludes that development would have a high impact on parcel 66, but this is due to the fact that the site relates to a large part of this parcel. In contrast, the Stage 2 assessment concludes that the impact of development on the wider strategic Green Belt function would be low and that development could establish strong, defensible Green Belt boundaries. Together with the benefits that could be provided through development in this location, the Borough Council considers that there are 'exceptional circumstances' to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.</td>
</tr>
</tbody>
</table>
### Site Ref No. and SHLAA Ref No.
- **Site Ref No.:** PHS165
- **SHLAA Ref No.:** AVBC/2018/0032

### Site Location
- **Cumberhills Road, Duffield**

### Site Area
- **14.7ha**

### Parcel No.
- **3**

### Site Boundary

#### Parcel Boundary

### Summary of Green Belt Stage 2 Site Assessment:

#### Green Belt Impact - Purpose

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>High Impact</td>
</tr>
<tr>
<td>2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>3</td>
<td>High Impact</td>
</tr>
<tr>
<td>4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Impact On Strategic Function Of Green Belt
- Low Impact

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Appraisal Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity</td>
<td>✓ ✓ ✓ ? ✓ ✓ -- ? ✓ ? x ? ✓ x xx</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>Accessibility</td>
<td></td>
</tr>
<tr>
<td>Quality of Life</td>
<td></td>
</tr>
<tr>
<td>Inequalities</td>
<td></td>
</tr>
<tr>
<td>Economy</td>
<td></td>
</tr>
<tr>
<td>Employment</td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
</tr>
<tr>
<td>Sustainable Travel</td>
<td></td>
</tr>
<tr>
<td>Town and Village Centres</td>
<td></td>
</tr>
<tr>
<td>Resources</td>
<td></td>
</tr>
<tr>
<td>Pollution</td>
<td></td>
</tr>
<tr>
<td>Climate change and Flooding</td>
<td></td>
</tr>
<tr>
<td>Townscape and Historic Environment</td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td></td>
</tr>
</tbody>
</table>

### Site Ref Appraisal Findings
- **PHS165**: ✓ ✓ ✓ ? ✓ ✓ -- ? ✓ ? x ? ✓ x xx
Comments On SA Outcomes

The site is reasonably accessible to local services and facilities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). Development will not affect any designated heritage assets, although could affect none designated heritage assets which will require mitigation. There is potential for best and most versatile agricultural land on this site. It is currently designated as Green Belt and the site is identified as being of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an extension to the settlement of Duffield, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and outside the four urban areas of Alfreton, Belper, Heanor and Ripley and the edge of Derby, is the most sustainable location for housing development given the range of local services and facilities within the village. A development of this scale and in this location adjacent to the settlement would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>There would be a need for mitigation measures to establish a strong defensible Green Belt boundary.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>This site offers the potential to provide environmental improvements and enhanced public open space/recreation provision, as well as new housing development. The site is also well located to make an effective contribution towards meeting the unmet housing need within Derby City, a proportion of which has been agreed by the Council within the minimum target provision in the Local Plan for the Plan period.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site has potential for 175 dwellings in the Plan period, with 160 of those dwellings expected to be delivered by 31 March 2024 and therefore contributing to the 5-year supply requirement. It is also expected that 30% of the total number of dwellings to be delivered will be in the form of affordable housing.</td>
</tr>
</tbody>
</table>
| Conclusions | The site is located within the key village of Duffield and is reasonably accessible to local services and facilities as well as employment opportunities and is therefore considered to be in a sustainable location.  
   
The Green Belt Review Stage 2 assessment of this site concludes the impact of development on parcel 3 would vary from low to high and that the impact of development would on the wider strategic Green Belt function would be low. Some mitigation measures would therefore be required to establish a strong defensible Green Belt boundary around the edges of the site.  
   
Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan. |
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS166</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2018/0033</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Upper Marehay Road, Ripley</td>
<td>Site Area</td>
<td>0.5ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>58</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Boundary</th>
<th>Parcel Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Site Boundary Image]</td>
<td>![Parcel Boundary Image]</td>
</tr>
</tbody>
</table>

**Summary of Green Belt Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | Low Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | Low Impact |
| Green Belt Impact - Purpose 4 | N/A |

**Impact On Strategic Function Of Green Belt**

| Low Impact |

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>PHS166</td>
<td>x</td>
<td>✓</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. This site is located within 100m of Marehay Spoil Heap 2 and mitigation may be required to ensure development does not affect this feature. The site is located in flood zone 1 (low risk). Development will not affect any designated heritage assets. The site is currently designated as Green Belt and it is identified as being of secondary sensitivity in the Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
</table>
| **Green Belt Boundaries & Mitigation Measures** | Development would provide a strong defensible Green Belt boundary to the north and west of the site.  
A small area of land beyond the south western boundary of the site could also be deleted from the Green Belt, as it would no longer perform any Green Belt function, given the proposals to delete land at Marehay village from the Green Belt. |
| **Benefits of Development** | The site would secure the development of previously developed or brownfield land. |
| **Deliverability** | The site has potential for 15 dwellings, which are expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement. |
| **Conclusions** | The site comprises previously developed or brownfield land and is in a sustainable location on the edge of the Ripley Urban Area and is readily accessible to local services and facilities as well as employment opportunities.  
The Green Belt Stage 2 assessment of this site concludes that development would have a low impact on parcel 58 and that the impact of development on the wider strategic Green Belt function would be low. Development would provide a strong defensible Green Belt boundary to the north and west of the site.  
Together with benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan. |
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS171</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2018/0035</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Ilkeston Road, Heanor</td>
<td></td>
<td></td>
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<tr>
<td>Site Area</td>
<td>0.9ha</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel No.</td>
<td>34</td>
<td></td>
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</tbody>
</table>

**Summary of Green Belt Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>Medium Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact On Strategic Function Of Green Belt</td>
<td>Medium Impact</td>
</tr>
</tbody>
</table>

**Sustainability Appraisal Outcomes:**

Comments On SA Outcomes
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites, heritage assets and the whole site is located in flood zone 1 (low risk). It currently allocated as Green Belt and is located in an area identified as secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

Spatial Strategy
The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

Green Belt Boundaries & Mitigation Measures
Development would need to retain existing field boundaries as these would provide a strong defensible Green Belt boundary.

A small area of land beyond the south western boundary of the site could also be deleted from the Green Belt, as this would no longer perform any Green Belt function.

Benefits of Development
The location of the site would enable development to contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

Deliverability
The site has potential for 35 dwellings, which are expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement.

Conclusions
The site is in a sustainable location on the edge of the Heanor Urban Area and is readily accessible to local services, facilities and employment opportunities.

The Green Belt Stage 2 assessment of this site concludes that the impact of development on parcel 34 would be low to medium and that the impact of development on the wider strategic Green Belt function would be medium.

Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS188</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2016/0016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Wirksworth Road, Duffield</td>
<td></td>
<td></td>
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<tr>
<td>Site Area</td>
<td>3.02ha</td>
<td></td>
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<tr>
<td>Parcel No.</td>
<td>6</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Site Boundary</strong></th>
<th><strong>Parcel Boundary</strong></th>
</tr>
</thead>
</table>

**Summary of Green Belt Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact On Strategic Function Of Green Belt</td>
<td>Low Impact</td>
</tr>
</tbody>
</table>

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>✓ ✓ x ? ✓ ✓ -- -- ✓ -- ✓ ? xx x xx</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>
Comments On SA Outcomes
The site is located within a sustainable village and is within 400m of open space and a primary school, although the closest hourly bus service is more than 800m away. There is a train station around 1km from the site. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site would have no effect on biodiversity and could offer potential for biodiversity gain on site. Part of the northern area of the site is at moderate and high flood risk and measures would be required to address this. The site could impact on the setting of nearby listed milepost and undesignated heritage assets and measures could be required to mitigate heritage effects. The site is greenfield although does not include any land identified as best and most versatile, it is currently in the Green Belt. The site is identified as being of high landscape sensitivity and is also identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

Spatial Strategy
The development of this site would form an extension to the settlement of Duffield, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and outside the four urban areas of Alfreton, Belper, Heanor and Ripley and the edge of Derby, is the most sustainable location for housing development given the range of local services and facilities within the village. A development of this scale and in this location adjacent to the settlement would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

Green Belt Boundaries & Mitigation Measures
There would be a need for mitigation measures to establish a strong, defensible Green Belt boundary.

There is also a need to avoid any development on the northern part of the potential site (as submitted to the Borough Council) which is at moderate/high flood risk and the site boundary on the plan above excludes that part of the potential site.

Benefits of Development
This site offers the potential to provide environmental improvements, as well as new housing development. The site is also well located to make an effective contribution towards meeting the unmet housing need within Derby City, a proportion of which has been agreed by the Council within the minimum target provision in the Local Plan for the Plan period.

Deliverability
The site has potential for 70 dwellings, which can be expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement. It is also expected that 30% of the total housing provision can be delivered in the form of affordable housing.

Conclusions
The site is located within the key village of Duffield and although the site is some distance from local services and facilities, it is well related to the existing pattern of development within the settlement.

The Green Belt Review Stage 2 assessment of this site concludes the impact of development on parcel 6 would vary from low to high and that the impact of development on the wider strategic Green Belt function would be low. Some mitigation measures would therefore be required to establish a strong defensible Green Belt boundary around the edges of the site.

Together with the benefits that could be provided through development in this location, the Borough Council considers that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and that the site should be proposed as an additional Housing Growth Site in the Local Plan.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>GTPS01</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA Ref No.</td>
<td></td>
</tr>
<tr>
<td>Site Location</td>
<td>Land off Lee Lane, Heanor</td>
</tr>
<tr>
<td>Site Area</td>
<td>7.3ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>34</td>
</tr>
</tbody>
</table>

**Site Boundary**

**Parcel Boundary**

## Summary Of Green Belt Review Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact On Strategic Function of Green Belt</td>
<td>High Impact</td>
</tr>
</tbody>
</table>

## Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>GTPS01</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services and employment opportunities and would accommodate all the Borough’s Gypsy and Traveller accommodation needs within the Plan period. The site is located close to a nearby rail line and this could give rise to noise pollution issues on site, these may be difficult to mitigate due to the nature of Gypsy and Traveller accommodation. The site is located in the Green Belt and is identified as being partly of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>As a specific need for Gypsy and Traveller accommodation has been identified in addition to that for housing need in general, the consideration of sites to meet this specific need has not taken into account the extent to which development would be consistent with the Spatial Strategy in the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>The eastern edge of the site provides a strong boundary, but the southern and western boundaries would need reinforcement. However, it is considered that the noise for the railway line immediately to the east of the site cannot be effectively mitigated.</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>The site would be of sufficient size to meet the specific identified need for Gypsy and Traveller accommodation within Amber Valley (10 pitches) as set out in the 2014 Derby, Derbyshire, Peak National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). The site is also well located in relation to access to local services and facilities.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>The site is within the ownership of the Borough Council and could be delivered within the Plan period. However, there is concern that a satisfactory access to the site could not be achieved to meet required standards in relation to highway safety.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Given the impact of development on the Green Belt, together the constraints to development in relation to noise pollution and highway safety, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete land from the Green Belt and to propose this site as an additional Housing Growth Site in the Local Plan.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS077</td>
</tr>
<tr>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Land North side of Heanor Road, Smalley</td>
</tr>
<tr>
<td>Site Area</td>
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<tr>
<td>Parcel No.</td>
<td>31</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Site Boundary</th>
<th>Parcel Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Site Boundary Map" /></td>
<td><img src="image2.png" alt="Parcel Boundary Map" /></td>
</tr>
</tbody>
</table>

**Summary of Green Belt Review Stage 2 Site Assessment: -**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Impact on Strategic Function of Green Belt:** Low Impact

**Sustainability Appraisal Outcomes: -**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
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</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
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</tr>
</tbody>
</table>
## Comments On SA Outcomes

The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site is not located close to any wildlife sites or heritage assets and is at low flood risk. The site could include surface coal resources and development could potentially sterilise this resource. The site is currently in the Green Belt and is identified as being of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

## Spatial Strategy

<table>
<thead>
<tr>
<th>The development of this site would form an extension to the settlement of Smalley, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
</table>

## Green Belt Boundaries & Mitigation Measures

<table>
<thead>
<tr>
<th>The site has strong boundaries to the south and west and a moderately strong boundary to the east, but mitigation would be required to establish a suitable northern boundary.</th>
</tr>
</thead>
</table>

## Benefits of Development

<table>
<thead>
<tr>
<th>The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</th>
</tr>
</thead>
</table>

## Deliverability

<table>
<thead>
<tr>
<th>The original promoter of the site through the SHLAA has advised that the site is no longer being promoted for housing development.</th>
</tr>
</thead>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Given that site is no longer being promoted for housing development, the Borough Council does not consider that there are 'exceptional circumstances' to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</th>
</tr>
</thead>
</table>
Site Ref No. | PHS078 | SHLAA Ref No. | AVBC/2015/0004
---|---|---|---
Site Location | Whitemoor Lane, Belper |  |  
Site Area | 1.6ha |  |  
Parcel No. | 59 |  |  

**Summary Of Green Belt Review Stage 2 Site Assessment:**

**Green Belt Impact - Purpose 1**
- Low Impact

**Green Belt Impact - Purpose 2**
- Medium Impact

**Green Belt Impact - Purpose 3**
- Medium Impact

**Green Belt Impact - Purpose 4**
- Medium Impact

**Impact on Strategic Function Of Green Belt**
- Medium Impact

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS078</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>--</td>
</tr>
</tbody>
</table>

**Comments On SA Outcomes**
The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site is not located close to any wildlife sites or heritage assets and is at low flood risk. The site is currently in the Green Belt and is identified as being of secondary importance in respect of the County Council's Areas of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.
<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>The establishment of a strong defensible Green Belt boundary could only be established if additional land within land parcels 56 and 60 was also to be deleted from the Green Belt.</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>The limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>The site has potential for 38 dwellings, which would be expected to be delivered by 31 March 2024 and therefore contributing to the 5 year supply requirement.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Although this site is in a sustainable location, could be expected to deliver housing development within 5 years and would have a low to medium impact on the Green Belt, it would not be possible to establish a new strong defensible Green Belt boundary without also deleting additional land in the vicinity of the site from the Green Belt. In relation to benefits, there is limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan. For these reasons, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
Summary Of Green Belt Review Stage 2 Site Assessment: -

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | High Impact |
| Green Belt Impact - Purpose 3 | Medium Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact on Strategic Function of Green Belt | High Impact |

Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PHS079</td>
<td>✓ ✓ ✓ ✓ ? ✓ ✓ -- ? ✓ -- ✓ ✓ ? ✓ x xx</td>
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</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services, facilities and employment. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites and the whole site is located in flood zone 1 (low risk). Development could have an adverse impact on listed buildings in the vicinity of 21 High Street, Loscoe and measures to mitigate effects would be required. The site is currently allocated as Green Belt and part of the site is identified as being of high landscape sensitivity. It is also identified as being of secondary importance in the County Council’s Areas of Multiple Environmental Sensitivity Assessment. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>A strong boundary could be established along the northern edge of the site, following the watercourse (Loscoe Brook) but mitigation would be required along the western site boundary. The extent to which this would be required could be reduced if a smaller part of the site was to be brought forward for development.</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>It is not clear as to the extent of benefits that could be provided through the development of this site. If the scale of development was limited to part of the site as submitted, it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>The number of dwellings that could be deliverable on this site within the Plan period and which could contribute towards the 5 year supply requirements is unclear.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Given the degree of impact of development of this site on the Green Belt, together with the uncertainty regarding the scale of development anticipated on the site and the timing of delivery, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
### Site Information

<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS080</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2008/0213</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Location</th>
<th>Land South of Lumb Farm, Derby Road, Marehay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>9.2ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>38</td>
</tr>
</tbody>
</table>

### Site Boundary

#### Parcel Boundary

![Parcel Boundary Image]

### Appraisal of Site Against the NPPF Green Belt Purposes:

- **Green Belt Impact - Purpose 1**: High Impact
- **Green Belt Impact - Purpose 2**: Low Impact
- **Green Belt Impact - Purpose 3**: High Impact
- **Green Belt Impact - Purpose 4**: N/A
- **Impact on Strategic Function Of Green Belt**: High Impact

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
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<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>PHS080</td>
<td>x</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The site is adjacent to a regionally important geological site and measures may be required to address potential effect on this. The site is located in flood zone 1 (low risk) and would not be likely to affect any identified designated or undesignated heritage assets. The site is currently allocated as Green Belt and is identified as being of high landscape sensitivity as well as of secondary importance in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Whilst the southern edge of the site would provide a strong defensible boundary, mitigation measures would be required to establish a strong boundary around the rest of the site.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The Borough Council has no recent evidence to suggest that the site is being actively promoted for development.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt and that there is no recent evidence that it is being actively promoted for development, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS081/170</td>
</tr>
<tr>
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</tr>
<tr>
<td>Site Location</td>
<td>Land to the rear of Breach Road, Marpool, Heanor</td>
</tr>
<tr>
<td>Site Area</td>
<td>10.4ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>34</td>
</tr>
</tbody>
</table>

**Site Boundary**

**Parcel Boundary**

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### Summary Of Green Belt Review Stage 2 Site Assessment: -

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | Medium Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact on Strategic Function On Green Belt | High Impact |

### Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
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</tbody>
</table>
Comments On SA Outcomes
This site is reasonably accessible to local services, facilities and employment. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites, or heritage assets and the whole site is located in flood zone 1 (low risk). There is potential for a surface coal resource on site and development could lead to the sterilisation of this. The site is currently allocated as Green Belt and is identified as being of high landscape sensitivity. The site is also identified as secondary importance in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Mitigation measures would be required to create a strong defensible boundary along the southern edge of the site.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>Part of the extent of this site as assessed (PHS170) has been the subject of further information on behalf of a prospective developer, which anticipates that this part of the site could deliver around 200 dwellings, with around 120 of these dwellings being within the Plan period, although development would come forward from about 2024-25 and would not contribute to the 5 year supply requirement up to 31 March 2024. There are also concerns as to whether a satisfactory means of access can be secured to this part of the site alone, although information provided in respect of the remaining part of the site (PHS081) suggest that the site as a whole could potentially deliver up to 250 dwellings.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact on the Green Belt of the scale of development proposed on this site, together with the uncertainty about the extent of development that could come forward for delivery within the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS082 &amp; 110</td>
</tr>
<tr>
<td>---------------</td>
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</tr>
<tr>
<td>Site Location</td>
<td>Land off Minster Way &amp; Derby Road, Swanwick</td>
</tr>
<tr>
<td>Site Area</td>
<td>24.8ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>69</td>
</tr>
<tr>
<td>Site Boundary</td>
<td>Parcel Boundary</td>
</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment: -**

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | High Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact on Strategic Function Of Green Belt | High Impact |

**Sustainability Appraisal Outcomes: -**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
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<tr>
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</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The site is within 100m of Butterley Reservoir Local Wildlife Site and measures to ensure development does not affect this site could be required. The site includes a surface coal resource and development could lead to the sterilisation of this resource. The whole site is located in flood zone 1 (low risk) and no heritage constraints are identified. The site is currently allocated as Green Belt and part of the site is identified as being of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>The site would need to be extended to the A38 to create a strong defensible boundary, although this would impact further on the Green Belt. Less mitigation would be required if a smaller portion of the site was to be considered for development.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>Further information submitted on behalf of a prospective developer anticipates this site could deliver around 300 dwellings. Although this information indicates that the site could be delivered quickly, it is not clear as to how many dwellings could be delivered in the Plan period or contribute to the 5 year supply requirement up to 31 March 2024.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt, together with the uncertainty about the extent of development that could come forward for delivery within the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
### Summary of Green Belt Review Stage 2 Site Assessment:

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact on Strategic Function of Green Belt</td>
<td>Medium Impact</td>
</tr>
</tbody>
</table>

### Sustainability Appraisal Outcomes:

- **Site Ref No.**: PHS083
- **SHLAA Ref No.**: AVBC/2008/0097
- **Site Location**: Land at Church Street, Kilburn
- **Site Area**: 6.3ha
- **Parcel No.**: 22

![Site Boundary Map](image1)

![Parcel Boundary Map](image2)
Comments On SA Outcomes

The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. However the site is within 100m of Ticknall Lane Meadow Local Wildlife Site, and a part of the site (15%) is identified as being at high and medium flood risk. Development could have an adverse effect on Rykneld Street Roman Road and measures would be required to mitigate possible effects. The site lies within the Green Belt and a small part of the site is identified as being of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an extension to the settlement of Smalley, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Whilst there is a strong boundary on the northern edge of the site, reinforcement would be required to achieve a strong boundary along the western edge.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The Borough Council has not received any detailed information as to the scale and anticipated timing of delivery of housing on this site.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt and that the uncertainty in relation to the scale and timing of delivery of development, the Borough Council does not consider that there are 'exceptional circumstances' to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
Site Ref No. | PHS090 | SHLAA Ref No. | AVBC/2017/0021
--- | --- | --- | ---
Site Location | Land North of Bargate Road, Belper |  |
Site Area | 24.5ha |  |
Parcel No. | 12 |  |

<table>
<thead>
<tr>
<th>Site Boundary</th>
<th>Parcel Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Summary Of Green Belt Review Stage 2 Site Assessment: -

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | High Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | Medium Impact |
| Impact On Strategic Function Of Green Belt | High Impact |

Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
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<th>Quality of Life</th>
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<tbody>
<tr>
<td>PHS090</td>
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<td>✓</td>
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<td>✓</td>
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<td>?</td>
<td>✓</td>
<td>?</td>
<td>x</td>
<td>?</td>
<td>✓</td>
<td>x</td>
<td>xx</td>
</tr>
</tbody>
</table>

Comments On SA Outcomes
The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. However the site is within 100m of Pinchoms Hill Quarry Local Wildlife Site and site development is identified as likely to impact the significance of the Derwent Valley Mills World Heritage Site. Measures to address these effects would be required. The site could include best and most versatile land and is currently in the Green Belt. It is identified as being of high landscape sensitivity and of secondary importance in respect of the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>Mitigation measures would be required to establish strong defensible boundaries</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS094</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Land at 65 Nottingham Road, Codnor</td>
</tr>
<tr>
<td>Site Area</td>
<td>2.5ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>43</td>
</tr>
<tr>
<td>Site Boundary</td>
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</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact on Strategic Function Of Green Belt | Medium Impact |

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites or heritage assets and the whole site is located in flood zone 1 (low risk). Surface coal is identified as being present within the site and development could sterilise this resource. The site is currently allocated as Green Belt and partly of high landscape sensitivity. The site is identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to Codnor, as part of the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>A small woodland to the north of the site would provide a strong boundary, whilst existing screening to the eastern boundary of the site would need to be maintained and enhanced.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The limited scale of potential development mean that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
### Summary Of Green Belt Review Stage 2 Site Assessment:

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | High Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact On Strategic Function Of Green Belt | High Impact |

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate Change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
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<tr>
<td>PHS095</td>
<td>x ✓ ✓ ? ✓ ✓ -- ? ✓ ✓ x ? ✓ -- xx</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments On SA Outcomes
This site is reasonably accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is unlikely to deliver 30% affordable housing provision though is likely to deliver some provision. The site could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Leabrooks Disused Railway and Midland Railway Country Park Local Wildlife Site and measures to address potential effects could be required. The site is located in flood zone 1 (low risk). Surface coal is identified as being present within part of the site and development could sterilise this resource. The site is currently allocated as Green Belt and is of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>The development of this site would form an urban extension to Riddings, as part of the Alfreton Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>It would be difficult to establish any strong boundaries that would mitigate the degree of impact of development on the Green Belt</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Given the degree of impact of development of this site on the Green Belt and the difficulties in establish any strong boundaries that would mitigate this impact, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS097</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Land South of A608, East of Smalley Village</td>
</tr>
<tr>
<td>Site Area</td>
<td>13.8ha</td>
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<tr>
<td>Parcel No.</td>
<td>30</td>
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</table>

### Summary Of Green Belt Review Stage 2 Site Assessment: -

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact on Strategic Function Of Green Belt</td>
<td>Medium Impact</td>
</tr>
</tbody>
</table>

### Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
</table>
**Comments On SA Outcomes**
The site is readily accessible to local services and facilities and employment opportunities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site is not subject to identified biodiversity or heritage constraints and is located in an area at a low level of flood risk (flood zone 1). Surface coal is identified as being present within the site and development could sterilise this resource. The site is currently allocated as Green Belt and partly of high landscape sensitivity. The site is identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

**Spatial Strategy**
The development of this site would form an extension to the settlement of Smalley, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. However, the scale of development that could be delivered on this site, relative to the size of the settlement and the range of services and facilities within the settlement would not be consistent with policy SS2.

**Green Belt Boundaries & Mitigation Measures**
Strong boundaries could be provided to the west and north/north-east of the site by existing development and a road, but the southern boundary of the site is weak and would require mitigation. There are proposals for extensive woodland planting to the east of the site that would strengthen that boundary.

**Benefits of Development**
The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

**Deliverability**
The site could deliver around 325 dwellings, although there is some uncertainty as to the timing of delivery in relation to the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

**Conclusions**
Given the degree of impact of development of this site on the Green Belt and the potential scale of development relative to the size and function of Smalley, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
Summary Of Green Belt Review Stage 2 Site Assessment: -

Green Belt Impact - Purpose 1
Low Impact

Green Belt Impact - Purpose 2
Low Impact

Green Belt Impact - Purpose 3
Low Impact

Green Belt Impact - Purpose 4
N/A

Impact on Strategic Function Of Green Belt
Green Belt Parcel 25 lies within the 'Amber Valley Villages' area of the Green Belt as described in section 3 of the Green Belt review. The strategic function of the Green Belt in this area was to prevent further expansion into the open countryside. Also of relevance is 'Belper area of the Green Belt which all have a similar strategic function. In particular Parcel 25 lies within an area which maintains open breaks Kilburn and surrounding villages. There would be a little impact upon the wider strategic Green Belt function in this area.

Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
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<td>✓</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>✓</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**  
This site is reasonably accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is likely to deliver 30% affordable housing provision. The site could contribute towards improvements in walking and cycling routes locally. The development of this site would not affect any designated wildlife sites. Surface coal is identified as being present within the site and development could sterilise this resource. The site is currently allocated as Green Belt and has potential to affect the setting of Park House Farmhouse (grade 2 listed). The site is currently allocated as Green Belt and measures to address landscape and heritage effects including effects on the openness of surrounding Green Belt are likely to be required.

### Spatial Strategy
The development of this site would form an extension to the settlement of Horsley Woodhouse, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

### Green Belt Boundaries & Mitigation Measures
The site has strong boundaries due to the depth and extent of existing along the eastern boundary and given existing development to the south west of the site.

### Benefits of Development
The site would secure the development of previously developed or brownfield land.

### Deliverability
The original promoter of the site through the SHLAA has advised that the site is no longer being promoted for housing development.

### Conclusions
Despite the limited impact of development on the Green Belt and the opportunity for development on brownfield land, given that site is no longer being promoted for housing development, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS100</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2017/0023</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land off Ryknield Road, Kilburn</td>
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<td>Site Area</td>
<td>3.2ha</td>
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<tr>
<td>Parcel No.</td>
<td>31</td>
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</tr>
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</table>

### Site Boundary vs Parcel Boundary

#### Summary Of Green Belt Review Stage 2 Site Assessment: -

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact on Strategic Function Of Green Belt</td>
<td>Low Impact</td>
</tr>
</tbody>
</table>

#### Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
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</tr>
<tr>
<td>PHS100</td>
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<td>--</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment opportunities. The Council’s viability assessment indicates that this site is likely to deliver 30% affordable housing provision. The site could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Cumbersome Meadow Local Wildlife Site and measures to address potential biodiversity effects could be required. The site is located in flood zone 1 (low risk). The site is located within the Green Belt and is of high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

### Spatial Strategy

The development of this site would form an extension to the settlement of Kilburn, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

### Green Belt Boundaries & Mitigation Measures

The site can provide strong boundaries, although the eastern boundary would need to be strengthened.

### Benefits of Development

The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

### Deliverability

The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

### Conclusions

Given the degree of impact of development of this site on the Green Belt, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS101</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2017/0024</th>
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<tbody>
<tr>
<td>Site Location</td>
<td>West of Horsley Road, Kilburn</td>
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<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>0.5ha</td>
<td></td>
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<tr>
<td>Site Boundary</td>
<td>Parcel Boundary</td>
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</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | Medium Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |

**Impact on Strategic Function Of Green Belt**

- Low Impact

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
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<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
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<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS101</td>
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<td>--</td>
<td>✓</td>
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<td>--</td>
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<td>✓</td>
<td>?</td>
<td>✓</td>
<td>x</td>
<td>xx</td>
</tr>
</tbody>
</table>
### Comments On SA Outcomes

This site is reasonably accessible to local services and facilities. The small scale of the site would mean that no affordable housing provision is required. The site could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Lower Kilburn Pond Local Wildlife Site and measures to address potential biodiversity effects could be required. The site is located in flood zone 1 (low risk). The site is located in close proximity to Kilburn Conservation Area and development has potential to have an adverse impact on the significance of this. The site is located within the Green Belt and of high landscape sensitivity. Measures to mitigate heritage and landscape effects including effects on the openness of the surrounding Green Belt are likely to be required.

### Spatial Strategy

The development of this site would form an extension to the settlement of Kilburn, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

### Green Belt Boundaries & Mitigation Measures

The site can provide moderately strong boundaries.

### Benefits of Development

The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

### Deliverability

The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

### Conclusions

Although the degree of impact of development of this site on the Green Belt purposes varies from low to high, given the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS102</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2008/0206</th>
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<tbody>
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<table>
<thead>
<tr>
<th>Site Boundary</th>
<th>Parcel Boundary</th>
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<tbody>
<tr>
<td>![Site Boundary Map]</td>
<td>![Parcel Boundary Map]</td>
</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
<tr>
<td>Impact on Strategic Function Of Green Belt</td>
<td>Low Impact</td>
</tr>
</tbody>
</table>

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
</table>

- xx: Significant
- ✓: Meets requirement
- ?: Unclear
- –: Not applicable
- x: Non-complies
**Comments On SA Outcomes**
This site is reasonably accessible to local services and facilities. It would likely deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site includes Lower Kilburn Pond Local Wildlife Site and measures to retain this pond and protect its integrity would be required. A small part of the site (1%) is located in flood zone 2 and so is a moderate risk. The site is located in close proximity to Horsley and Kilburn Conservation Areas and St Cerement’s Church (Grade 1 listed) and development has potential to have an adverse impact on the significance of these. The site is located within the Green Belt and of high landscape sensitivity. Measures to mitigate heritage and landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

**Spatial Strategy**
The development of this site would form an extension to the settlement of Kilburn, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. However, the scale of development that could be delivered on this site, relative to the size of the settlement and the range of services and facilities within the settlement would not be consistent with policy SS2.

**Green Belt Boundaries & Mitigation Measures**
The eastern, southern and western edges of the site can provide strong boundaries, but the northern boundary would need to be strengthened to provide a strong defensible boundary.

**Benefits of Development**
The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

**Deliverability**
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

**Conclusions**
Given the degree of impact of development of this site on the Green Belt and the potential scale of development relative to the size and function of Kilburn, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS103</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2017/0025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>West of Old Road, Heage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>0.4ha</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel No.</td>
<td>62</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Site Boundary

![Site Boundary Map]

<table>
<thead>
<tr>
<th>Site Ref Appraisal Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHS103</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services and facilities and employment opportunities. The small scale of the site would mean that no affordable housing provision is required. The site could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified heritage or biodiversity sites and is located in flood zone 1 (low risk). The site is located within the Green Belt and of high landscape sensitivity and identified as being of secondary importance in the County Council’s Area of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th><strong>Spatial Strategy</strong></th>
<th>The development of this site would form an extension to the settlement of Heage, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>The site has a weak western boundary which would need reinforcement. This is likely to restrict the capacity of the site to deliver 10 or more dwellings.</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Although the degree of impact of development of this site on the Green Belt is low to medium, the likely restriction on the number of dwellings that could be delivered given the need for reinforcement of the western site boundary, as well as the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS106</td>
</tr>
<tr>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Area</td>
<td>4ha</td>
</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>Medium Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Impact On Strategic Function Of Green Belt</td>
<td>Low Impact</td>
</tr>
</tbody>
</table>

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS106</td>
<td>✓ ✓ ✔️ ☐ ✓ ✓ -- ☐ ✓ -- x ☐ ✓ -- xx</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Comments On SA Outcomes
This site is readily accessible to local services and facilities. The site may not deliver 30% affordable housing as it is of marginal viability but would be likely to deliver some affordable provision. It could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified heritage or biodiversity sites and is located in flood zone 1 (low risk). The site has potential to include best and most versatile agricultural land. The site is located within the Green Belt and of high landscape sensitivity and identified as being of secondary importance in the County Council’s Area of Multiple Environmental Sensitivity Study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

### Spatial Strategy
The development of this site would form an extension to the settlement of Holbrook/Bargate, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. However, the scale of development that could be delivered on this site, relative to the size of the settlement and the range of services and facilities within the settlement would not be consistent with policy SS2.

### Green Belt Boundaries & Mitigation Measures
Parts of the site can provide strong boundaries, but the northern site boundary would be stronger if the site was extended.

### Benefits of Development
The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

### Deliverability
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

### Conclusions
Although the degree of impact of development of this site on the Green Belt purposes varies from low to high, given the potential scale of development relative to the size and function of Holbrook/Bargate, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS108</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2017/0026</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land at Whitemoor Lane, Belper</td>
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</tr>
<tr>
<td>Site Area</td>
<td>2.6ha</td>
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<tr>
<td>Parcel No.</td>
<td>59</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Boundary</th>
<th>Parcel Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Site Boundary Image" /></td>
<td><img src="image2" alt="Parcel Boundary Image" /></td>
</tr>
</tbody>
</table>

## Summary Of Green Belt Review Stage 2 Site Assessment:

- **Green Belt Impact**
  - **Purpose 1**: High Impact
  - **Purpose 2**: High Impact
  - **Purpose 3**: Medium Impact
  - **Purpose 4**: Medium Impact
  - **Impact on Strategic Function Of Green Belt**: High Impact

## Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
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<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>PHS108</td>
<td>✓ ✓ ✓ ✓ ? ✓ ✓ -- -- ✓ -- x ? ✓ -- xx</td>
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<td></td>
</tr>
</tbody>
</table>
Comments On SA Outcomes
This site is readily accessible to local services and facilities. The site is likely to deliver 30% affordable housing. It could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified heritage or biodiversity sites and is located in flood zone 1 (low risk). There is potential for surface coal to be present on the site and development could sterilise this resource. The site is located within the Green Belt and measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

Spatial Strategy
The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

Green Belt Boundaries & Mitigation Measures
Mitigation measures would be required to establish strong defensible boundaries around the whole site

Benefits of Development
The landowner has advised that the site would be not be brought forward for large-scale standard development and would be promoted as a more sustainable form of development. However, the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

Deliverability
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

Conclusions
Given the degree of impact of development of this site on the Green Belt, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
### Site Ref No.
PHS109

### SHLAA Ref No.
AVBC/2008/0205

### Site Location
Land between 10 & 18 The Crescent, Horsley Woodhouse

### Site Area
2.4ha

### Parcel No.
31

### Site Boundary
Parcel Boundary

---

## Summary Of Green Belt Review Stage 2 Site Assessment:

| Green Belt Impact - Purpose 1 | Medium Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | Medium Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact on Strategic Function Of Green Belt | Low Impact |

---

## Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Site Ref</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHS109</td>
<td>✓ ✓ ✓ ✓ ? ✓ ✓ -- -- ✓ -- x ? ✓ -- xx</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Comments On SA Outcomes
This site is readily accessible to local services and facilities. The site is likely to deliver 30% affordable housing. It could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified biodiversity sites, heritage or assets and is located in flood zone 1 (low risk). There is potential for surface coal to be present on the site and development could sterilise this resource. The site is located within the Green Belt and is identified as being of high landscape sensitivity and measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

### Spatial Strategy
The development of this site would form an extension to the settlement of Horsley Woodhouse, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

### Green Belt Boundaries & Mitigation Measures
The site is relatively self-contained with strong boundaries.

### Benefits of Development
The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

### Deliverability
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

### Conclusions
Although the degree of impact of development of this site on the Green Belt is low to medium, the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
### Summary Of Green Belt Review Stage 2 Site Assessment:

**Green Belt Impact - Purpose 1**  
Low Impact

**Green Belt Impact - Purpose 2**  
Low Impact

**Green Belt Impact - Purpose 3**  
Low Impact

**Green Belt Impact - Purpose 4**  
N/A

**Impact on Strategic Function Of Green Belt**  
Low Impact

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
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</thead>
<tbody>
<tr>
<td>PHS112</td>
<td>x</td>
<td>✓</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>✓</td>
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<td>--</td>
<td>✓</td>
<td>--</td>
<td>?</td>
<td>✓</td>
<td>--</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services and facilities. The site is unlikely to deliver 30% affordable housing although would deliver some affordable housing provision. It could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Red River Local Wildlife Site and measures could be required to mitigate the effects of development on this feature. The site is located in flood zone 1 (low risk) and development would be unlikely to affect any heritage assets. There is potential for surface coal to be present on the site although the site has been subject to historic minerals working and so may already have been sterilised. The site is located within the Green Belt, is identified as being of high landscape sensitivity and is identified as secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Heanor Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Boundaries &amp; Mitigation Measures</strong></td>
<td>The southern edge of the site would provide an strong boundary, but a strong western boundary would need to be created.</td>
</tr>
<tr>
<td><strong>Benefits of Development</strong></td>
<td>The limited scale of development would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td><strong>Deliverability</strong></td>
<td>This site, which is owned by the Borough Council, is subject to a restrictive covenant which protects the use of the land for recreational purposes. The land is also protected by national and local planning policies as open space. The Borough Council is therefore not promoting the site for housing development.</td>
</tr>
<tr>
<td><strong>Conclusions</strong></td>
<td>Given the position in relation to deliverability, the Borough Council does not consider that there are ‘exceptional circumstances’ to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS127</td>
</tr>
<tr>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Sandbed Lane, Belper</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.6ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>17</td>
</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Green Belt Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose 1</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 2</td>
<td>Low Impact</td>
</tr>
<tr>
<td>Purpose 3</td>
<td>Medium Impact</td>
</tr>
<tr>
<td>Purpose 4</td>
<td>Medium Impact</td>
</tr>
</tbody>
</table>

**Impact on Strategic Function Of Green Belt**

Low impact

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PHS127</td>
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<td>x</td>
<td>?</td>
<td>✓</td>
<td>--</td>
<td>xx</td>
</tr>
</tbody>
</table>

---
**Comments On SA Outcomes**
This site is readily accessible to local services and facilities and employment provision. The site is likely to deliver 30% affordable housing. It could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified heritage or biodiversity sites and is located in flood zone 1 (low risk). There is potential for best and most versatile agricultural land on site. The site is located within the Green Belt and identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity study. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

**Spatial Strategy**
The development of this site would form an extension to the settlement of Holbrook/Bargate, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. However, the scale of development that could be delivered on this site, relative to the size of the settlement and the range of services and facilities within the settlement would not be consistent with policy SS2.

**Green Belt Boundaries & Mitigation Measures**
The northern and southern edges of the site have relatively strong boundaries, but the eastern boundary would need to be strengthened.

**Benefits of Development**
The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

**Deliverability**
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

**Conclusions**
Although the degree of impact of development of this site on the Green Belt is low to medium, given the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS137</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2018/0004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land South West of 90 Codnor Denby Lane, Codnor</td>
<td></td>
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</tr>
<tr>
<td>Site Area</td>
<td>0.8ha</td>
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<td></td>
</tr>
<tr>
<td>Parcel No.</td>
<td>38</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Summary Of Green Belt Review Stage 2 Site Assessment:**

| Green Belt Impact - Purpose 1 | Low Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | Medium Impact |
| Green Belt Impact - Purpose 4 | N/A |
| Impact On Strategic Function Of Green Belt | Low Impact |

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS137</td>
<td>✓</td>
<td>--</td>
<td>✓✓</td>
<td>?</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>--</td>
<td>✓</td>
<td>?</td>
<td>✓</td>
<td>xx</td>
<td></td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment provision. The site would be unlikely to deliver affordable housing given its scale. It could contribute towards improvements in walking and cycling routes locally. The site would not have an impact on identified biodiversity sites and is located in flood zone 1 (low risk). The site is located within the Green Belt and is identified as being of secondary sensitivity in the County Council’s Areas of Multiple Environmental Sensitivity and measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

**Spatial Strategy**
The development of this site would form an extension to the settlement of Crosshill. Although Crosshill is not a Key Village, its close proximity to both the Heanor Urban Area and the Ripley Urban Area means that limited development within or adjacent to the settlement, in an accessible and sustainable location, could be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.

**Green Belt Boundaries & Mitigation Measures**
The north-eastern and south-eastern boundaries of this site adjoin existing housing development, but the north-western and south-western edges of the site would need to be strengthened to establish strong boundaries.

**Benefits of Development**
The location of this site and the limited scale of potential development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

**Deliverability**
The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.

**Conclusions**
Although the degree of impact of development of this site on the Green Belt would be low to medium, given the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS139</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2018/0006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land South of Woodhouse Road, Kilburn</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>10ha</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel No.</td>
<td>23</td>
<td></td>
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</tr>
</tbody>
</table>

**Site Boundary**

**Parcel Boundary**

---

**Summary Of Green Belt Review Stage 2 Site Assessment:**

<table>
<thead>
<tr>
<th>Green Belt Impact - Purpose 1</th>
<th>High Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Impact - Purpose 2</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 3</td>
<td>High Impact</td>
</tr>
<tr>
<td>Green Belt Impact - Purpose 4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Impact On Strategic Function Of Green Belt**

| Impact | High Impact |

**Sustainability Appraisal Outcomes:**

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
<th>Infrastructure</th>
<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Ref</td>
<td>Appraisal Findings</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>PHS139</td>
<td>x</td>
<td>✓</td>
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<td>?</td>
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<td>✓</td>
<td>x</td>
<td>?</td>
<td>x</td>
<td>✓</td>
<td>x</td>
<td>xx</td>
<td></td>
</tr>
</tbody>
</table>
Comments On SA Outcomes
This site is readily accessible to local services and facilities. The site is likely to deliver 30% affordable housing. It could contribute towards improvements in walking and cycling routes locally. The site is within 100m of Lower Kilburn Pond Local Wildlife Site and measures to mitigate potential effects could be required. The site is located in flood zone 1 (low risk). Development could lead to the loss of best and most versatile agricultural land. The site is located within the Green Belt and identified as high landscape sensitivity. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

Spatial Strategy
The development of this site would form an extension to the settlement of Kilburn, which is defined as a Key Village in policies SS3 and H1 of the Submission Local Plan and which is an accessible and sustainable location. A limited development as an extension to the settlement would be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan. However, the scale of development that could be delivered on this site, relative to the size of the settlement and the range of services and facilities within the settlement would not be consistent with policy SS2.

Green Belt Boundaries & Mitigation Measures
The edges of the site would require strengthening to establish strong defensible boundaries.

Benefits of Development
The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.

Deliverability
The site could deliver around 255 dwellings within the Plan period, with around 80 of these dwellings coming forward by 31 March 2024 and contributing to the 5 year supply requirement.

Conclusions
Given the degree of impact of development of this site on the Green Belt and the potential scale of development relative to the size and function of Kilburn, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.
<table>
<thead>
<tr>
<th>Site Ref No.</th>
<th>PHS150</th>
<th>SHLAA Ref No.</th>
<th>AVBC/2018/0017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land East of Nottingham Road and Alfreton Road, Codnor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>18.7ha</td>
<td></td>
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<td>Parcel No.</td>
<td>43</td>
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</table>

**Site Boundary**

**Parcel Boundary**

### Summary Of Green Belt Review Stage 2 Site Assessment: -

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | Low Impact |
| Green Belt Impact - Purpose 3 | High Impact |
| Green Belt Impact - Purpose 4 | N/A |

**Impact on Strategic Function Of Green Belt**

Medium Impact

### Sustainability Appraisal Outcomes: -

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
<th>Economy</th>
<th>Employment</th>
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<th>Sustainable Travel</th>
<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
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</thead>
<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS150</td>
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<td>✓</td>
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<td>✓</td>
<td>?</td>
<td>✓</td>
<td>?</td>
<td>x</td>
<td>?</td>
<td>✓</td>
<td>x</td>
</tr>
</tbody>
</table>
### Comments On SA Outcomes
This site is readily accessible to local services, facilities and employment provision. The site is unlikely to deliver 30% affordable housing although would deliver some affordable housing provision. The site would not affect any designated wildlife sites and is located in flood zone 1 (low risk). However development could affect nearby heritage assets and mitigation to address these could be required. There is potential for surface coal to be present on the site as well as best and most versatile agricultural land. The site is located within the Green Belt, is identified as being of high landscape sensitivity and is identified as secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to Codnor, as part of the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>The eastern western edge of this site provides a relatively strong boundary, but the western site boundary is weak and the edge of the existing built up area would provide a stronger boundary.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The scale of development that could be delivered on this site could potentially contribute to a number of the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The site is anticipated to deliver around 400 dwellings, with around 360 of dwellings coming forward within the Plan period, of which around 120 of these dwellings would be delivered by 31 March 2024 and contributing to the 5 year supply requirement.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Despite the potential benefits of a large-scale development, given the degree of impact on the Green Belt of the scale of development proposed on this site, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
# Summary Of Green Belt Review Stage 2 Site Assessment:

**Green Belt Impact - Purpose 1**
- High Impact

**Green Belt Impact - Purpose 2**
- High Impact

**Green Belt Impact - Purpose 3**
- Medium Impact

**Green Belt Impact - Purpose 4**
- Low Impact

**Impact on Strategic Function Of Green Belt**
- High impact

## Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
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<td>Site Ref</td>
<td>Appraisal Findings</td>
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<td></td>
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<tr>
<td>PHS155</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments On SA Outcomes**
This site is reasonably accessible to local services, facilities and employment provision. The site is likely to deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Cinderhill Tar Pits and Morrells Brook Local Wildlife Site and measures could be required to mitigate the effects of development. The site is located in flood zone 1 (low risk). Development could affect an undesignated heritage asset consisting of a disused railway line/gang way to the north of the site and mitigation may be required to address this. There is potential for surface coal to be present on the site as well as best and most versatile agricultural land. The site is located within the Green Belt, is identified as being of high landscape sensitivity and is identified as secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>The edge of this site would provide strong boundaries.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>Although this site would form an urban extension to the Belper Urban Area, the site promoter anticipates the site coming forward as an extension to the proposals for comprehensive mixed-use development at land north of Denby (policy HGS15 in the Submission Local Plan). However, it is not clear that the inclusion of this additional land, as part of those proposals, would provide any additional benefits in relation to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The timing of delivery of housing on this site would be linked to that within the comprehensive mixed-use development proposals at land north of Denby.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the degree of impact of development of this site on the Green Belt, particularly the impact it would have in almost entirely closing the gap between the Belper Urban Area and Denby Bottles/Rawson Green, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
<tr>
<td>Site Ref No.</td>
<td>PHS158</td>
</tr>
<tr>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Location</td>
<td>Land at 335 Over Lane, Belper</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.5ha</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>59</td>
</tr>
</tbody>
</table>

### Summary Of Green Belt Review Stage 2 Site Assessment:

| Green Belt Impact - Purpose 1 | High Impact |
| Green Belt Impact - Purpose 2 | Medium Impact |
| Green Belt Impact - Purpose 3 | Medium Impact |
| Green Belt Impact - Purpose 4 | Medium Impact |
| Impact on Strategic Function Of Green Belt | Medium Impact |

### Sustainability Appraisal Outcomes:

<table>
<thead>
<tr>
<th>SA Objectives</th>
<th>Biodiversity</th>
<th>Housing</th>
<th>Accessibility</th>
<th>Quality of Life</th>
<th>Inequalities</th>
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<th>Employment</th>
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<th>Town and Village Centres</th>
<th>Resources</th>
<th>Pollution</th>
<th>Climate change and Flooding</th>
<th>Townscape and Historic Environment</th>
<th>Landscape</th>
</tr>
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<tbody>
<tr>
<td>Site Ref Appraisal Findings</td>
<td>PHS158</td>
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<td>✔</td>
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<td>✗</td>
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<td>✗</td>
<td>?</td>
<td>✔</td>
<td>✔</td>
<td>xx</td>
</tr>
</tbody>
</table>
**Comments On SA Outcomes**
This site is readily accessible to local services, facilities and employment provision. The site is likely to deliver 30% affordable housing and could contribute towards improvements in walking and cycling routes locally. The site is not located close to any designated wildlife sites or heritage assets. The site is located in flood zone 1 (low risk). No satisfactory or safe access can be gained to the site. The site is located within the Green Belt and is identified as secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to the Belper Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>There are no particular strong boundaries to this site and significant reinforcement would be required to create strong boundaries.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The limited scale of development means that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>The Borough Council has received no detailed information to ascertain the proposed scale and anticipated timetable for delivery of housing on this site within the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the impact of development of this site on the Green Belt, together with the potential difficulties in establishing a strong Green Belt boundary in conjunction with development, as well as the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>
Summary Of Green Belt Review Stage 2 Site Assessment: -

Green Belt Impact - Purpose 1
Purpose
Medium Impact

Green Belt Impact - Purpose 2
Purpose
Medium Impact

Green Belt Impact - Purpose 3
Purpose
Medium Impact

Green Belt Impact - Purpose 4
Purpose
N/A

Impact on Strategic Function Of Green Belt
Purpose
Medium Impact

Sustainability Appraisal Outcomes: -

Site Ref Appraisal Findings
PHS168 x ✓ ✓ ✓ ? ✓ ✓ -- -- ✓ -- ✓ ? ✓ -- xx
**Comments On SA Outcomes**

This site is readily accessible to local services, facilities and employment provision. The site is unlikely to deliver 30% affordable housing although would deliver some affordable housing provision. It could contribute towards improvements in walking and cycling routes locally. The site is located within 100m of Church Street Hedgerows Local Wildlife Site and measures could be required to mitigate the effects of development on this site. The site is located in flood zone 1 (low risk) and development would be unlikely to affect any heritage assets. The site is located within the Green Belt, is identified as being of high landscape sensitivity and is identified as secondary importance by the Areas of Multiple Environmental Sensitivity study prepared by the County Council. Measures to address landscape effects including effects on the openness of surrounding Green Belt are likely to be required.

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>The development of this site would form an urban extension to Codnor, as part of the Ripley Urban Area and would therefore be consistent with the Spatial Strategy as set out in policy SS2 of the Submission Local Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Belt Boundaries &amp; Mitigation Measures</td>
<td>The site boundaries are generally strong, although the south-western boundary would need reinforcement.</td>
</tr>
<tr>
<td>Benefits of Development</td>
<td>The limited scale of potential development mean that it would have limited potential to contribute to the Strategic Objectives as set out in Chapter 5 of the Submission Local Plan.</td>
</tr>
<tr>
<td>Deliverability</td>
<td>From the information received from the landowner, the scale and anticipated timetable for delivery of housing on this site in the Plan period and to contribute to the 5 year supply requirement up to 31 March 2014, is unclear.</td>
</tr>
<tr>
<td>Conclusions</td>
<td>Given the impact of development of this site on the Green Belt, together with the uncertainty about the extent and timing of development that could come forward for delivery in the Plan period and to contribute to the 5 year supply requirement, the Borough Council does not consider that there are exceptional circumstances to justify an amendment to the Green Belt boundary to delete this site from the Green Belt.</td>
</tr>
</tbody>
</table>