



	Material Consideration	Very Special Circumstance (Green Belt Policy)	Exceptional Circumstances	Weight to be afforded (limited/moderate/substantial)	Impact in balancing exercise (negative/neutral/positive)
BENEFITS					
1	Job Creation and economic value from this	At a national level the Government is committed to securing economic growth in order to create jobs and confirms that significant weight should be placed on the need to support economic growth through the planning system. At a Local level the Corporate Strategy includes creating a strong local economy which this would assist with.	<p>This is not an exceptional circumstance as any development secured at this site or others would result in job creation.</p> <p>The site was not considered needed in the 2019 abandoned plan and it was considered more suitable sites could be used to create necessary local economic growth without the appeal site.</p> <p>Additionally, the proposals involve retention of jobs which may be retained anyway and job creation in only resulting up to 2025.</p> <p>In terms of overall employment land availability when comparing the 2016 OAN to the 2020 land supply, Amber Valley still has a modest supply surplus of 4.38 ha, to 2033. As a result, Amber Valley can still sustain economic growth without the need for additional sites. Hence the site is not required.</p>	Limited	Neutral (site not required)
2	No other available sites due to size of unit required	A demand and absence of any alternative sites results in an essentiality argument; however, it does not present a VSC argument and again this argument could be used in a number of instances.	This does not present an exceptional argument and there is no guarantee the company will remain and that the unit would not be subdivided in the future rendering the unit size immaterial.	Limited	Neutral



			Additionally, the size of unit is not an economic benefit argument and is not required in the area to sustain economic growth		
3	Enhanced buffer planting	From a visual amenity perspective, the proposals will reduce the impact of the development on the visual assessment of the area. However, the scale of the buildings and chimney stack means their will still be visual impact.	This is not exceptional all development is expected to provide suitable landscaping and to mitigate visual impact.	Limited	Neutral
4	Habitat Improvement	Results in improved biodiversity and as such is a benefit	This is not an exceptional circumstance as whilst biodiversity improvement is always considered to be a benefit if the site was left undeveloped the existing ecological assets on the site may have the opportunity to rejuvenate which could also result in a net biodiversity gain.	Moderate	Neutral
5	Habitat Management	This is a benefit as this will provide a suitable framework for management of the existing woodland/ biodiversity areas which is considered to contribute to good woodland management and result in a net biodiversity gain.	This is not an exceptional circumstance as whilst management of habitat is always considered to be a benefit if the site was left undeveloped the existing ecological assets on the site may have the opportunity to rejuvenate which could also result in a net biodiversity gain.	Limited	Neutral



DISBENEFITS				
	Material Consideration	Concern	Weight to be afforded (limited/moderate/substantial)	Impact in balancing exercise (negative/neutral/positive)
1	Inappropriate development in the Green Belt	The proposals are inappropriate development within the Green Belt which is, by definition, harmful to the Green Belt This parcel of green belt (parcel 58) was evaluated as critical under purpose 1 and major under purpose 2 and 3 thus demonstrating the need to retain it as part of the green belt and critical to check the unrestricted sprawl of large built-up areas.	Substantial	Negative
	Impact on Openness	It is considered that the proposals will impact on the openness of the Green Belt. Substantial weight is given to any harm to the Green Belt. ‘ <i>Very special circumstances</i> ’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.	Substantial	Negative
	Visual impact-primary access point	In the short term the tree/ hedgerow removal to facilitate the primary access point will make this part of the site more visible within the surrounding area.	Moderate in short term	Neutral
	Visual Impact buildings and infrastructure	The large buildings whilst screened to a degree will be highly visible from moderate and longer distance and the height of chimney stacks of 12+ metres high will most definitely be visible. In addition, buffers and screening does not prevent spatial impact resulting.	Moderate	Negative
	Loss of public footpaths	At present several public footpaths run through the site which will be lost these footpaths are widely used and run through presently undeveloped fields and woodland. Whilst two new footpaths are suggested no details are provided and it is considered any replacement would be inferior in quality and establishment. No footpath improvements.	Moderate	Negative



		<p>Two bridleways are also impacted upon by the access.</p> <p>The proposals will result in an impact on the landscape and visual amenity of several footpaths.</p> <p>No amount of diversions or replacement footpaths will remove the impact on the setting as these new footpaths and as such amenity resulting as these will be around development and new man made habitat not countryside and established habitat.</p>		
	Air pollution	<p>No Air Quality Assessment has been submitted or mitigation to offset air pollution given the industrial nature of the proposals and a 400+-space car park. The vehicle movements, deliveries and industrial process must form part of the planning balance. The Environmental impact of the smelting process and other processes taking place need to be considered along with their potential impact on the nearest settlements.</p> <p>Developments now need to specifically identify opportunities to improve air quality or mitigate impacts (para 181 NPPF).</p>	Moderate (as unknown)	Negative (until proven otherwise)
	Loss of Agricultural land	<p>Agricultural land is lost to facilitate the development and also to facilitate the habitat improvements. No Agricultural Land Value assessment has been carried out to assess the impact of this.</p> <p><i>Paragraph 170 NPPF - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</i></p>	Moderate (as unknown)	Negative (until proven otherwise)
	Loss of habitat quantity	<p>The proposals result in the loss of a significant area of undeveloped land which has habitat value and at present is not significantly disturbed. Species Include Bats, Birds, Great crested newts, other reptiles, butterflies (small heaths known to be present).</p>	Moderate	Negative