

Site: S0014 Land South of the Mease Hilton.

Description:

Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

This site comprises of agricultural grazing land and extends some 23.1ha. The site is largely defined by natural features such as filed boundaries or watercourses, although to the north it lies adjacent to the Mease.

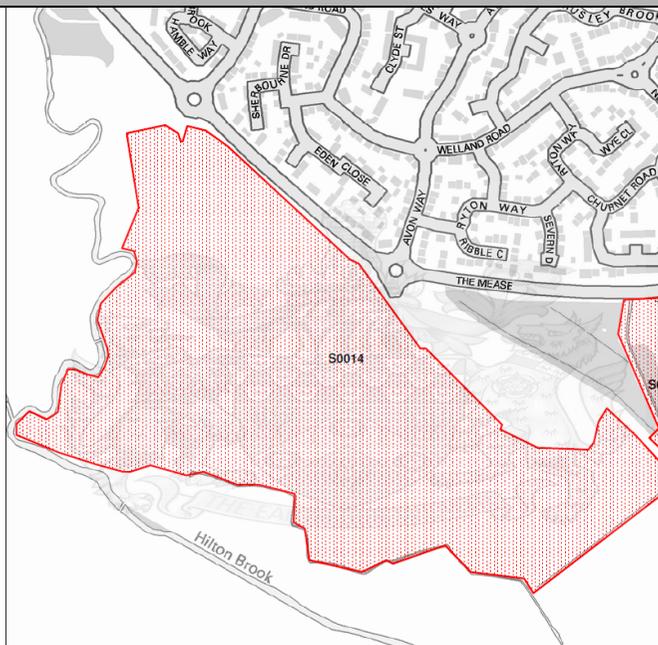
The site is largely located in an area of high flood risk, although the completion of recent flood defences will protect the site from flood events up to and including 1:100 year events.

The sites is within single ownership and there is limited developer interest in the site.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3,
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Site would be likely to deliver open space on site and potentially improvements within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan,
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 400m of a sport pitch and within 1200m of the village school and village centre facilities. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The nearest bus stop is located less than 400m away from the site on Avon Way. - The site lies within 1200m of village centre facilities. - Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village.	- Requirements for Green Travel Plans, or other measures to secure non car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - The site does not lie adjacent to an established off road cycle route.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- A site of this size could potentially deliver new shopping facilities on site..	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum requirements set out in national policy.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is wholly greenfield. - Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within 3a and 2 - The site contains small areas of low susceptibility to surface water flooding, mainly close to the south eastern boundary. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site lies within 1200m of village centre facilities and is located within 400m of an hourly, or better bus service. - There is a strategic employment site within 2km of this site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - No HERS on site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities). 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effects identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0037. Hilton Industrial Estate, Sutton Lane, Hilton

Description:

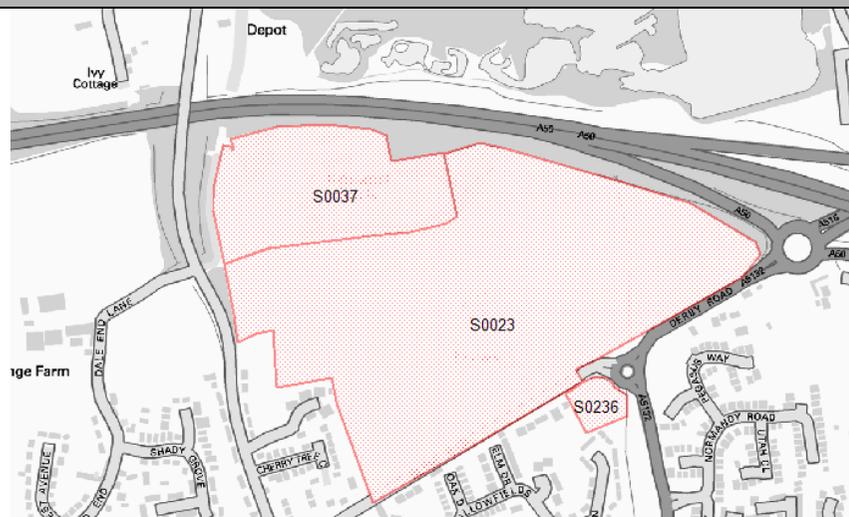
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises an industrial estate and is brownfield land. The site extends some 4.72ha and is currently in single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Hilton, 1400m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school and within 1200m of village centre facilities and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However potential contamination from the existing use would need further investigation to understand the impact on viability. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - Site is within 1200m of village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is brownfield and will generate the site. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The site is brownfield and there is potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to have ny discernible impact given the established industrial use. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is brownfield 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1 - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m an hourly bus service and within 1200m of village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No listed buildings or other heritage assets are likely to be affected by the development of this site. - No HERS sites are located within the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site 36: S0039. Land adjacent to the Mandarin, Egginton Road, Hilton

Description:

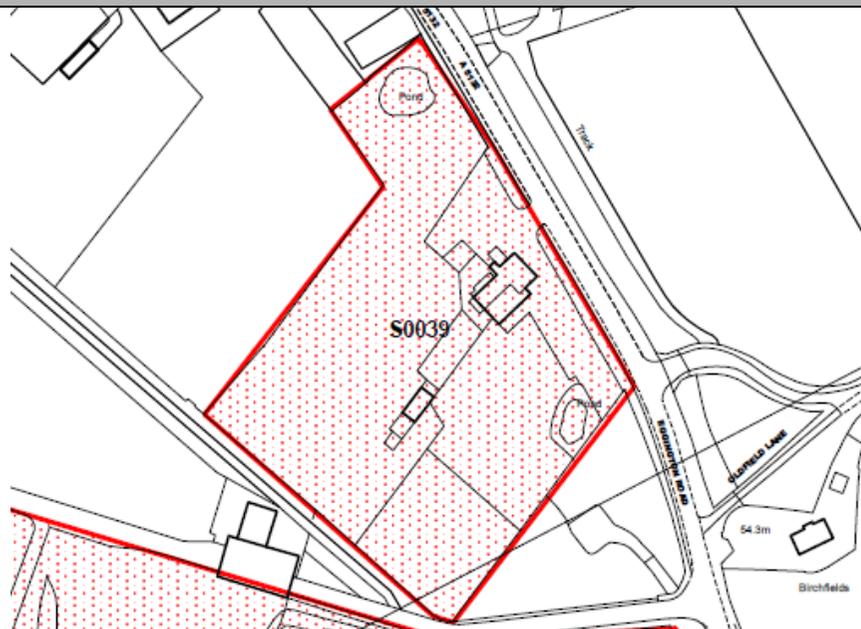
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site is a predominantly greenfield site, which contains a restaurant. It extends some 1.44ha, however the site area that is developable is 1.22ha (the restaurant would be retained). The site is currently in multiple ownership, but the owners are willing to develop the site for residential use and there is a high level of developer interest. A planning application for residential development was refused consent (9/2016/0162).

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD335 Egginton Junction Gravel Pit. - Potential Wildlife Site SD383 Don Amotts site is within 250m of the site.	
	Could development affect protected species or BAP priority species?	Red	- The Ecology Report submitted with planning application 9/2016/0162 found evidence of bats, smooth newts and toads on the site. Further work would be needed to establish whether Great Crested Newts are present.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- Planning application 9/2016/0162 proposed tree and hedgerow planting and the creation of a managed wildlife area around an established pond.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site. However the closest regionally important geological site is just over 1km away.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs. Planning application 9/2016/0612 proposed the provision of up to 30% affordable homes as part of the scheme.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Green	- Development would be expected to make provision for affordable homes and a range of house sizes, as were proposed in planning application 9/2016/0162..	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a limited contribution towards improving open space and leisure on-site. Planning application 9/2016/0162 proposed the provision of an on-site play area and a commuted sum toward informal open space.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 1.3km from the site. Planning application 9/2016/0162 indicated that a contribution could be made toward health facilities if necessary.	
	Will it promote healthy lifestyles?		- Site is more than 1200m from some village centre facilities such as the Post Office and in excess of 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton. - Planning application 9/2016/0162 proposed provision of contributions toward school places where necessary.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the physical constraints on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is over 1200m away, which provides an evening and weekend service. - The site lies more than 1200m from some village centre facilities.	- Ensure Development reflects policy Inf2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - Planning application 9/2016/0162 did not propose the provision of new on-site services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion, however it would be unlikely to be significant for a site of this scale.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site, - There is an established greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employments sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The developable area of the site is greenfield and therefore will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Refused planning application 9/2016/0162 had a Building for Life score of 11.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The developable area of the site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support the delivery of new waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations .	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There developable area is greenfield and there is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. . - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The developable area of the site is greenfield. - Site is likely to be Grade 3 good to moderate quality, and Grade 4 poor quality, agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1 - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service, however is in excess of 1200m of some village centre facilities, such as the Post Office. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The developable area of the site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - Planning application 9/2016/0162 was refused partly on the grounds that the proposal would cause substantial harm to the character and appearance of the countryside as it would introduce an isolated, harmful urban feature in the landscape. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Egginton Road to the east, an unnamed road to the south and partially contained by hedgerows to the east and west. - The site is contained by existing landscape elements, such as hedgerows and field trees. - This land parcel could contribute towards green infrastructure provision. - Development would have a harmful effect on landscape features that would not be offset by new planting 	

Version 1a

Site: S0201.Land off Lucas Lane, Hilton

Description:

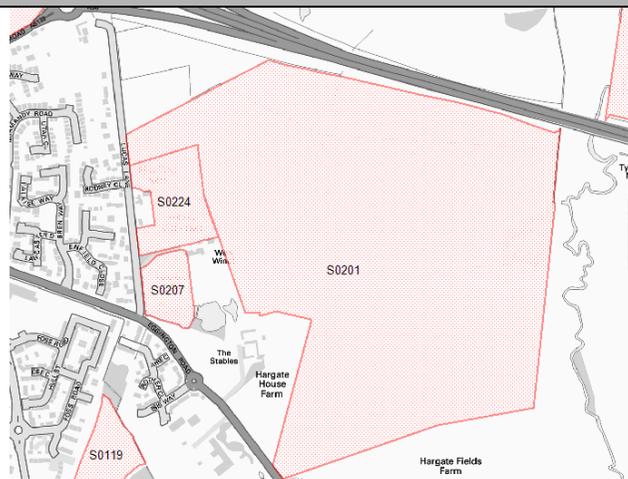
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises agricultural land. It comprises 50.4ha and is currently in single ownership. There is medium developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- Site is located within 1km of a Site of Special Scientific Interest, although the site is located to the north of the A50 and A516 interchanges.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- County Wildlife Site SD067 Etwall Railway Pond is located within the eastern side of the site. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located within the north west of the site and Potential Wildlife Site SD040 Etwall Sewage Works is located within 50m of the eastern boundary of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- The site is located more than 600m from the nearest Regionally Important Geological Site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a significant contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 110m of the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of a primary school and a sports pitch and some village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away, which provides an evening and weekend bus service. - Some local services and facilities, including the Post Office and village hall are more than 1200m from the site. - There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village. An established greenway forms the eastern boundary of the site, connecting to the centre of Hilton and to Etwall and Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 400m of an hourly bus service - An established greenway forms the eastern boundary of the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- A site of this size could potentially deliver new shopping facilities on site..	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	

	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> - It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> - It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations. 	<ul style="list-style-type: none"> - Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		<ul style="list-style-type: none"> - There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses. However proximity to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The majority of the site is located within flood zone 1, however a small amount of the eastern boundary of the site is located within flood zone 2 and 3a. - There is a narrow strip at low susceptibility to flood risk in the northern part of the site and an area at high susceptibility toward the north east corner. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service and more than 1200m from some village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Business Park. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development could affect the setting of Hargate farmhouse a listed building. - Hargate Lodge appears on 1st edition OS and may be a heritage asset - HERS19804 Etwall Ridge and Furrow is located within the north east of the site. - Development will have unknown effects 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.

To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development and hedgerows and field trees. And the A50 to the North, existing development and Lucas Lane to the east. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0207. Site at Hargate Lodge, Lucas Lane, Hilton

Description:

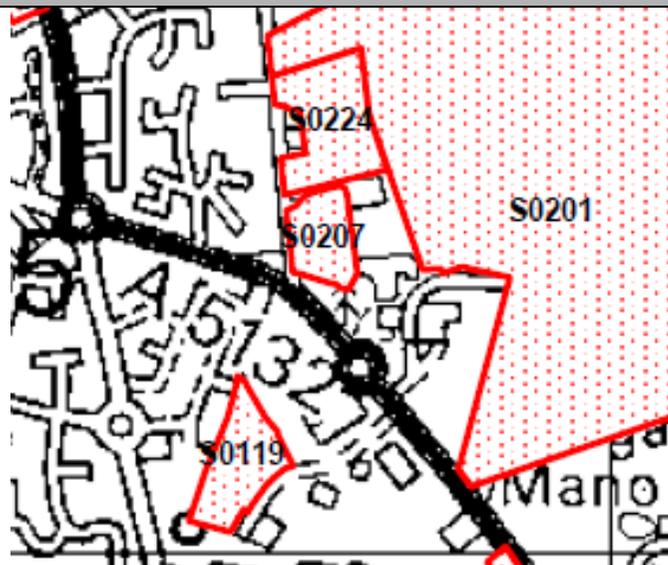
Hilton lies to the north west of the District. The village is 14km to Derby and 16km to Swadlincote.

The site comprises a dwelling and its curtilage. The site 1.48ha, of which, 1.44ha of the site is greenfield and 0.04ha of the site is brownfield (extent of existing dwelling house). The site is currently in single ownership and there appears to be no developer interest on the site currently.

Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- Site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD067 Etwall Railway Road. - Potential Wildlife Site SD903 Lucas Lane Pond, is located within the southern edge of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton within 800m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services, including primary school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away and provides an evening and weekend service. - The site lies within 1200m of village centre facilities . - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house within 1200m of the site. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have any significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop is within 400m of an hourly bus service. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involves in marketing and selling new homes locally during site build out. Would have mess significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is greenfield and development of the site will not regenerate the area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, although there is very limited potential to reuse waste materials on site from the existing dwelling, during the construction phases. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Esure development conform to emerging policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. . - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1 - The site contains a very small area of low to medium susceptibility to surface water flooding at the southernmost edge.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service and is within 1200m of the village centre. It is within 2km of an employment area greater than 10ha, at Hilton Business Park. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Hargate farmhouse a listed building. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflect policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. 0.04ha is brownfield and 1.44ha is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - The site contains field trees and a pond. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as hedgerows and field trees and by Egginton Road to the south and Lucas Lane to the west. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0224. Site at Elm Tree Farm, Lucas Lane, Hilton

Description:

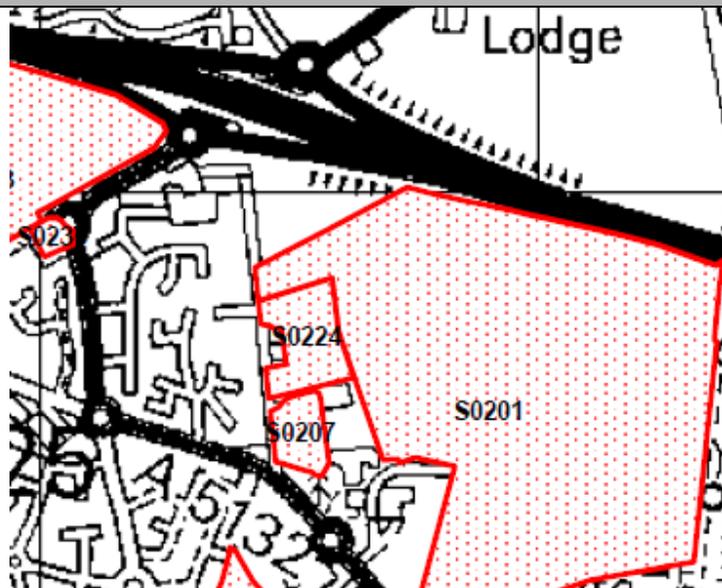
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises pasture lane. It extends some 2.84ha and is currently in single ownership. There is low developer interest.

Key

	Housing Site
	Green Belt
	Green Wedge

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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	No	- Site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 700m of SD067 Etwall Railway Road. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make an on-site contribution toward open space or recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 900m of the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of key services including village centre facilities, a primary school and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the potential contamination would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service). There is no evening and weekend service. Bus Stop for V1 is within 1200m away. - Site is more than 1200m from some village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a footpath adjacent to the site on Lucas Lane, which would connect the site to the existing village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is not known whether Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Part of the site is located within the Nitrate Vulnerable Zone. - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is in Flood Zone 1. - There is no indication of susceptibility to surface water flooding 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service but more than 1200m from some village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. - 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear if there is potential for below surface archaeology on this site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - There are trees and hedgerow located within the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as hedgerows and field trees. And Lucas Lane to the west. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0299. Land off Derby Road, Hilton

Description:

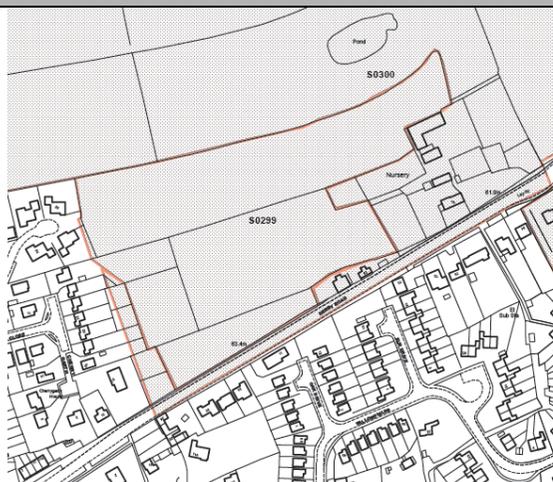
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises agricultural lane, open space and dwellings. The site extends 2.95ha and is greenfield. The site is in single ownership and there is high developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Green	- Given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - The site lies within 800m village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service.. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- A site of this size could potentially deliver new shopping facilities on site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not predominantly greenfield and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, although there may be potential for very limited reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The site is predominantly greenfield, there may be very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1 - There are very small areas at low to medium susceptibility of surface water flooding in the centre of the site and in the south western corner. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service and within 800m of village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed building - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme - Potential for Paleolithic remains within the gravels is suggested by nearby findspots; general potential for prehistoric and Roman archaeology. Recommend archaeological evaluation as part of planning application, including geoarchaeological assessment as a first phase. - Potential impact on heritage assets on Derby road could be mitigated through design and layout, 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

Site: S0300. Land north of Derby Road, Hilton

Description:

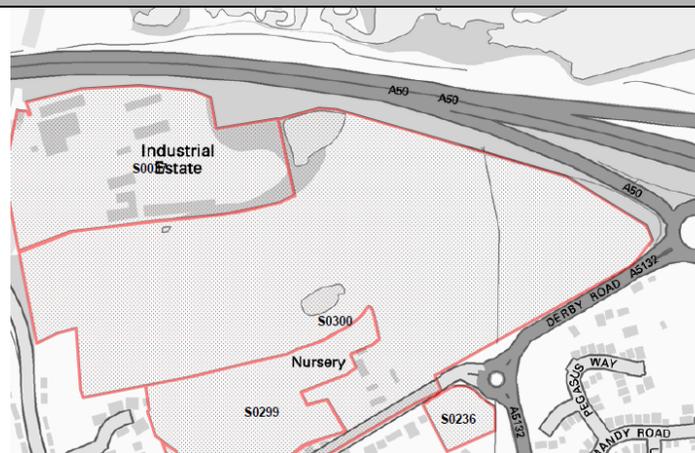
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises agricultural lane, open space and dwellings. The site extends 15.69ha and is predominantly greenfield. The site is in single ownership and there is high developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Green	- Given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - The site lies within 800m of village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service.. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- A site of this size could potentially deliver new shopping facilities on site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not predominantly greenfield and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, although there may be potential for very limited reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The site is predominantly greenfield, there may be very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is predominantly greenfield - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1 - There are very small areas at low to medium susceptibility of surface water flooding in the centre of the site and in the south western corner. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m an hourly bus service and within 800m of most village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed building - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme - Potential for Paleolithic remains within the gravels is suggested by nearby findspots; general potential for prehistoric and Roman archaeology. Recommend archaeological evaluation as part of planning application, including geoarchaeological assessment as a first phase. - Potential impact on heritage assets on Derby road could be mitigated through design and layout, 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. 15.05ha of the site is greenfield and 0.64ha of the site is brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

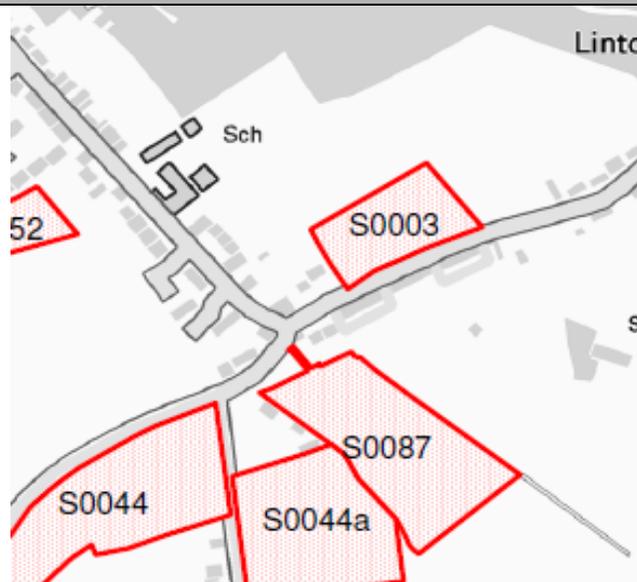
Site: S0003. Site at north side of Linton Heath, Swadlincote

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are several further sites in the village capable of accommodating growth; including sites nearby at Colliery Lane, Heath Close and Sealwood Lane and others at High Street, Windsor Road and off Warren Drive.

This site was previously used as allotments but is now vacant and heavily overgrown. The site area is 0.83ha and no physical, environmental or access constraints have been identified. The site is currently in multiple ownership, however all parties are willing to develop the site for residential use. There is a medium level of developer interest in the site. Planning permission has been granted for residential development (9/2015/0426).



Key

	Housing Site
	Green Belt
	Green Wedge

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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. In association with planning consent 9/2015/0426 a possible developer contribution may be required toward water quality management for the River Mease SAC, although the detail of this can only be determined at the reserve matters planning application stage.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- There are no County Wildlife sites within 500m of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. Ecology survey submitted with planning application 9/2015/0426 indicates potential for foraging bats, reptiles, nesting birds and Mustelids (possibly polecat) on site requiring further survey work and/or mitigation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- In association with planning consent 9/2015/0426 a commuted sum is to be provided by the developer for off site National Forest planting in lieu of on site tree planting for which there is insufficient space..	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Planning consent 9/2015/0426 requires that the developer provide 7 affordable housing units as part of the development (30%).	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- Planning consent 9/2015/0426 indicates that development will deliver 3 and four bed homes across a range of tenures, including affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held pending approval of reserve matters.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to includes provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Planning consent 9/2015/0426 requires developer contributions toward off site open space and recreation facilities located within 1200m at Linton Village Hall, or more than 1200m away at Coton Park. - Developer will make contribution toward off site National Forest planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Planning consent 9/2015/0426 includes no requirements for contributions toward medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. There are established public rights of way nearby, connecting to the wider network.. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development, which will be determined at the reerve matters planning application stage. 	<ul style="list-style-type: none"> - Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The local highway authority has raised no objections to planning application 9/2015/0426 in this regard. Two off street parking spaces are to be provided per dwelling to discourage on-highway parking. The development is therefore likely to have no impact. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. A developer contribution will be provided toward 5 pupil places at the school in association with planning consent 9/2015/0426.. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of INF6
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove. There is an identified need for affordable housing in this area 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Half hourly bus service to Swadlincote and Burton within 400m - The site is well related to main facilities in the village which are within 800m. - There are some local facilities (including and a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village. - Planning consent 9/2015/0426 requires the developer to prepare a Travel Plan for the site to encourage sustainable travel. 	<ul style="list-style-type: none"> - Ensure Development reflects INF2
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The local highway authority raised no objections in this regard to planning application 9/2015/0426. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although Severn Trent Water raised no objection to planning application 9/2015/0426 in this regard. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- As development will comprise a mix of housing types and tenures it is likely to have no impact in this regard.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the village could help sustain existing local shops and services.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning consent 9/2015/0426 does not propose on site shopping provision.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE 1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to BNE 1
	Will it increase waste recovery and recycling?		- Planning consent 9/2015/0426 does not include provision for waste recovery facilities other than a bin storage area.	
	Will it reduce the proportion of waste sent to landfill?		- Planning consent 9/2015/0426 makes provision for standard household waste bins, but nothing over and above this.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Planning consent 9/2015/0426 does not propose the use of sustainable construction techniques beyond minimum standards set out in the building regulations.	Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in Part g of the building regulations.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme, which will be determined at the reserve matters stage. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, this integrity of this Sac may be affected by poor water quality and developer contributions may be sought. 	<ul style="list-style-type: none"> - Ensure development fully conforms with SD1, SD2 and SD3.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield, and is likely to be classified as Grade 3, good to moderate. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk and there is no indication of surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS in accordance with SD2 and SD3.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - The submission of detail of the mechanism for dealing with surface water flows is a requirement of planning consent 9/2015/0426 and has yet to be submitted. It is understood that proposals are likely to comprise a holding solution (either swales or tanks) with greenfield runoff rates. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is an hourly or better bus service to Swadlincote within 400m of the site. It is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Planning consent 9/2015/0426 makes no provision for the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area nor any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure development reflects BNE2, INF6 and INF7
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure development reflects BNE2
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - BNE1 will help ensure key landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located within an area of low environmental sensitivity. - The appeal decision in relation to planning application 9/2015/0426 concluded that development would not be unduly intrusive within the locality and there would be limited harm to the character and appearance of the surrounding area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape as proposed in planning application 9/2015/0426, which also proposes additional planting. 	

Version 1a

Site: S0044. Land adjacent to Colliery Lane, Linton

Description:

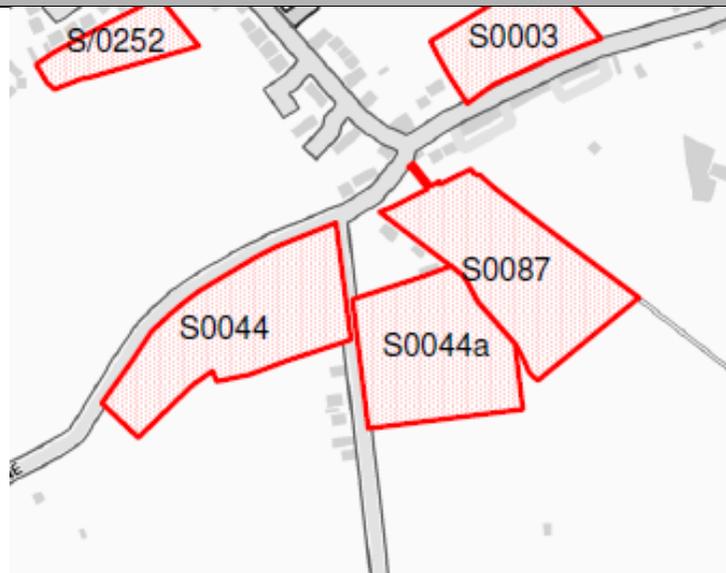
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.78 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently no developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 650m of SD018 Sealwoof Farm Embankments.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited provision towards improving open space and leisure provision on site and within 1200m of the site. - Site would deliver informal open space provision through National Forest Tree Planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Overseal 2.5km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - The site lies adjacent to an established public right of way connecting to the wider network. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove - There is an identified need for affordable housing in this area 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including and a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision is The Pingle School in Swadlincote some 7 km from the site. - There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site. - There is a metalled path from the site to the village. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown, although they are unlikely to be significant, given the scale of the site. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is limited headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, and is likely to be classified as Grade 3, good to moderate. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1 - The site contains areas of medium to high susceptibility to surface water flooding along the North West boundary. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. 	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area or any listed buildings. - HERS 24107 (Overseal Field Boundary) is located within the site 	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure facility within the District. 	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not located in an area of lower sensitivity according to County Council records. - The site is located within the Mease/Sence Lowlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site: S0044a. Land adjacent to Sealwood Lane, Linton

Description:

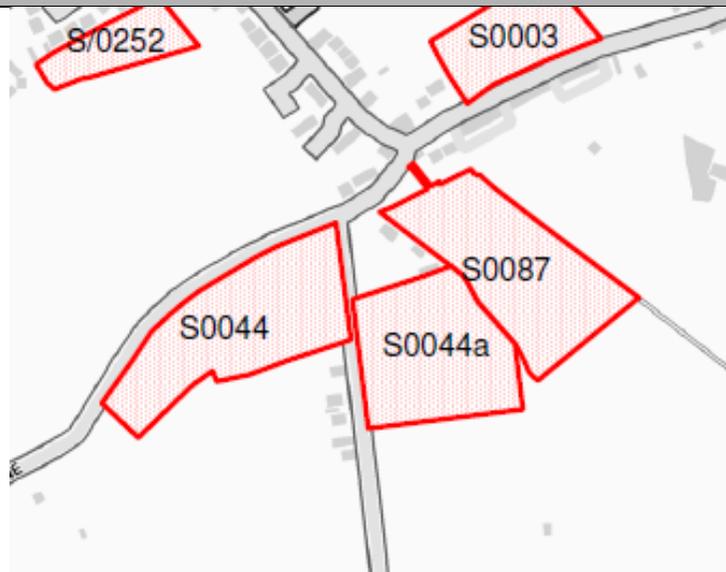
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.56 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new or improve existing facilities both on site and 700m away at Linton Recreation Ground - Site would deliver informal open space provision through National Forest Tree Planting and on-site open space provision. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) - Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - Established public rights of way lie within a short distance of the site. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove - There is an identified need for affordable housing in this area 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what affect development will have on highway congestion. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, and is likely to be classified as Grade 3, good to moderate. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is no indication of surface water flooding within the site. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. 	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building. - No HERS sites are located within the site 	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure facility within the District. 	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not located in an area of lower multiple environmental sensitivity according to County Council records. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

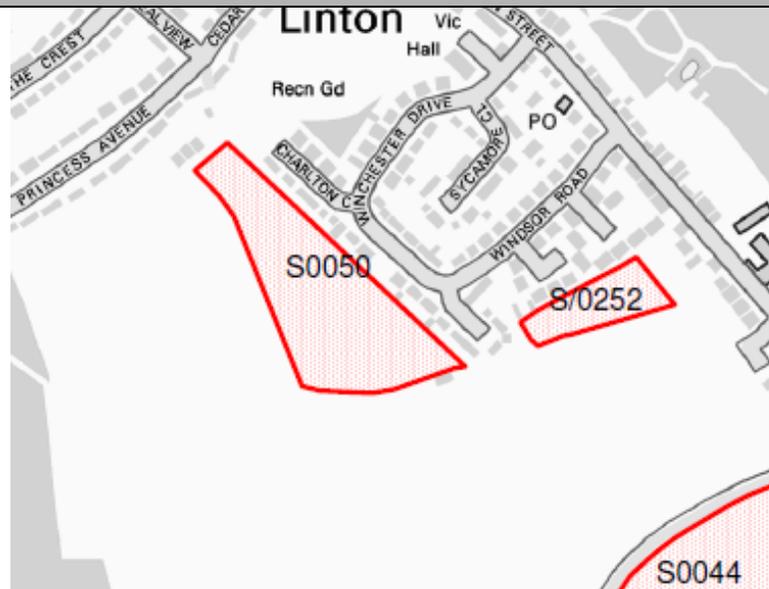
Version 1a

Site: S0050. Land off Windsor Road, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside. There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off the High Street, and the third is land adjacent Heath Close, Colliery Lane.

This green field site is agricultural land surrounded by residential development. The site area is 2.15ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest.



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 500m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No BAP or protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new on site provision and/or improve existing facilities located at the adjacent Linton Recreation Ground - Site would deliver informal open space provision including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village store/ post office, school and sports pitch/park. - A public right of way passes through the site, connecting to the wider network 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove - There is an identified need for affordable housing in this area toward which a site of this scale could contribute. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, - Land likely to be classified as Grade 2 (good) or 3 (good to moderate) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is an hourly or better bus service to Swadlincote is located within 400m of the site. The site is within 800m of the village centre, and is within 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect a conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important Cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located within an area of lower multiple environmental sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

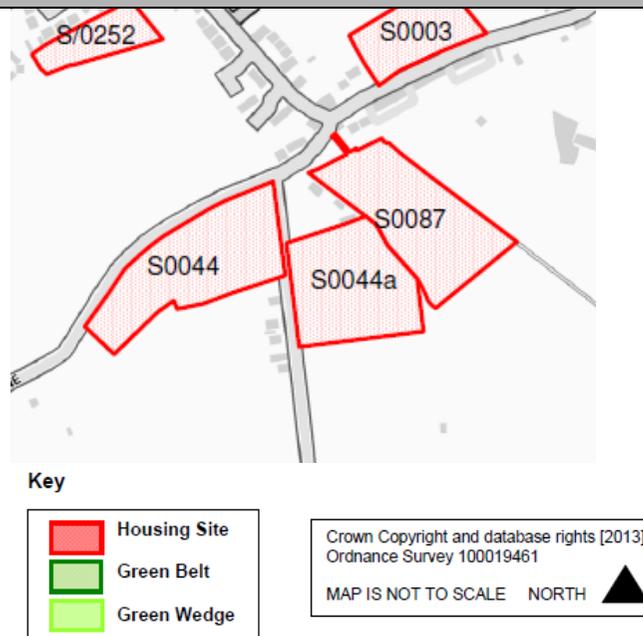
Site: S0087. Land adjacent to Heath Close, Colliery Lane, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are several other sites in the village capable of accommodating growth including nearby sites at Sealwood Lane, Heath Close and Linton Heath, with others off Windsor Road, High Street and Warren Drive.

Robinsons House occupies the north west corner of the site. The remainder is in agricultural use and currently occupied by a caravan, scaffolding and vacant single storey agricultural buildings. The northern part of the site benefits from planning consent 9/2015/1111 for the erection of a bungalow. The site area is 1.75ha and no physical or environmental constraints have been identified, however the access to the site is considered to be constrained as the current access would require widening. The site is currently in single ownership and there is high developer interest in the site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	Planning consent 9/2015/1111 provides for the development of a bungalow at the northern part of the site. No data has been submitted by site promoters in respect of likely mix proposed on the remainder of the site, although give the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Planning consent 9/2015/1111 provides for the development of a bungalow at the northern part of the site. Development of the remainder would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new on site provision or improve existing facilities located 700m away at Linton Recreation Ground - Site would deliver informal open space provision through National Forest Tree Planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - The site lies adjacent to an established public right of way connecting to the wider network. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove - There is an identified need for affordable housing in this area - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHAA prepared by the Authority indicated that the site could be viable for housing development However, further assessment would be required on the viability impact of the access improvements. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from opposite the site access point to the village High Street. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Apart from the proposed bungalow, which is the subject of planning consent 9/2015/111, the contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is mainly greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, the integrity of this Sac is affected by poor water quality 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is mainly greenfield, and is likely to be classified as Grade 3, good to moderate. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is located within flood zone 1. - The site contains a substantial area of low to medium susceptibility to surface water flooding 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. 	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building. - No HERS sites are located within the site 	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure facility within the District. 	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is mainly greenfield. 	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not located in an area of multiple sensitivity according to County Council records. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

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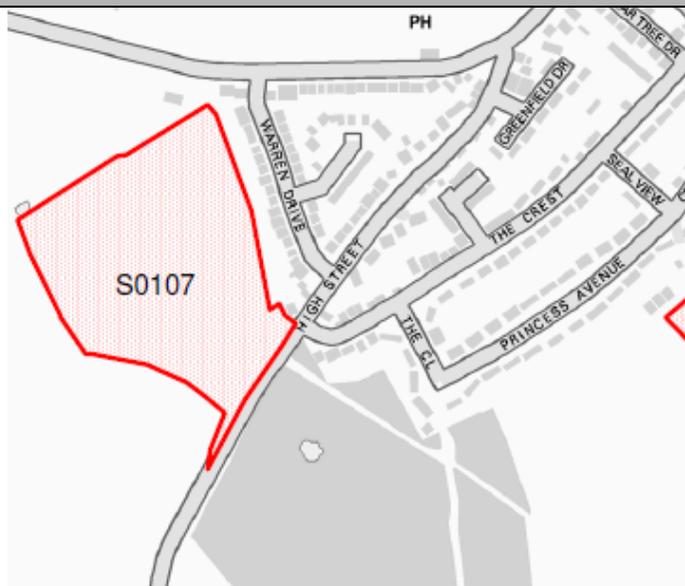
Site: S0107. Land off High Street, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off Windsor Road, and the third is land adjacent Heath Close, Colliery Lane.

This site comprises agricultural land and domestic curtilage. There are footpaths that cross the site. The site area is 4.84ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest in the site. Site has outline (9/2013/0689) and reserve matters planning consent for residential development (9/2015/1124).



Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD166 (Netherseal Colliery Line)) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- Evidence submitted with planning application 9/2013/0689 indicates that there is a Great Crested Newt breeding pond some 80m from the site. Hedgerows and ditches along the eastern boundary of the site present potential sheltering and foraging habitat. There is also some hibernation habitat along the southern edge of the site. Mitigation proposed to ensure that no protected species will be harmed and compensatory habitat provided to mitigate habitat loss.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2013/0689 indicates that the development will include a diverse range of habitats including additional native trees, grassland and hedgerows. There will be 20% on-site woodland planting in accordance with National Forest requirements.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2013/0689 indicates that development will provide a mix of housing to meet the needs of the area. Other than extent of affordable housing, overall mix to be determined at the reserved matters planning application stage	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. This will be determined at the reserved matters planning application stage.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The development will include the provision of an area of public open space measuring approximately 1.20 hectares, which would also include a play area, located towards the middle of the site and a balancing pond at the southern corner.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2013/0689 does not make provision for developer contributions toward healthcare facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village sports pitch/park and within 1200m of the store/post office, village hall and school. Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- In relation to planning application 9/2013/0689, the Crime Prevention Design Adviser has no issues with the principle of residential development in this area and supports the intended location of the area of public open space and play area as it would integrate better into the development and have better supervision.	- Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The Transport Assessment submitted with the outline planning application indicated a very low incidence of road accidents, indicating that the development of the site does not present a material road safety issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupils attending the school with a capacity of 260. - Planning consent 9/2013/0689 does not require developer contributions toward the provision of additional school places.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of INF6
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing will deliver new affordable housing in this area, for which there is an identified need in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus service more frequent than hourly, but the nearest bus stop is within 800m from the site. - The site lies within 1200m of the village centre. - There are some local facilities (including convenience store/post office, a primary school, village hall, convenience shop, outdoor sports provision and a mobile library service). - There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary. Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.	- Ensure Development reflects INF2
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Conditions and obligations associated with planning consent 9/2013/0689 make provision for open space provision. Development will help support the existing store and post office in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2013/0689 indicates that there are no material traffic impacts associated with the residential development of this site. The local highway authority considered the TA to be robust.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a half hourly bus service between Linton and Swadlincote, within 800m of the site. - There is no established off road cycle route adjacent to the site. - Planning consent 9/2013/0689 includes a Framework Travel Plan to encourage sustainable travel and the developer will provide an on site contribution toward the delivery of the greenway network.	
	Will it make the best use of other infrastructure?		- There is no headroom at Coton Park WWTW although development proposed under planning consent 9/2013/0689 does not require any contribution toward additional capacity. - Planning application 9/2013/0689 indicates that there are no concerns or engineering difficulties anticipated with serving the new development with gas, water, electricity or telecommunication connections. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing village store, post office and other services located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2013/0689 does not make provision for the development of shops and services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Site has a Building For Life score of 14 (subject to conditions)	- Ensure development conforms to BNE 1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to BNE 1
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite,	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in Part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no effect on water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with SD1, SD2 and SD3.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjoining land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield, Planning application 9/2013/0689 indicates that almost half of the land is of moderate quality in sub-grade 3b. The rest is of best and most versatile quality in grade 2 and sub-grade 3a. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS in accordance with SD2 and SD3.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and a SUDS solution is incorporated. The Drainage proposals submitted with reserve matters planning consent(9/2015/1124) indicate on site attenuation ponds with outflows controlled via flow control chambers. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is a half hourly bus service, within 800m of the site. A two hourly service runs within 400m of the site. - The site is within 1200m of the village centre and within 4km of the nearest major employment areas at Tetron Point and Cadley Hill. - There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development is unlikely to make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of any conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure development reflects BNE2, INF6 and INF7
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure development reflects BNE2
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - BNE1 will help ensure key landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Mease/Sence Lowlands Landscape Character Area. - Planning application 9/2013/0689 proposes the retention of existing landscape features such as hedgerows and trees. - Planning application 9/2013/0689 indicates that the development will include a contribution toward National Forest planting 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. New trees and hedgerows will assist in the integration of the development. - Planning application 9/2013/0689 indicates that hedgerows, trees or other landscape elements will contribute towards integrating new development into the landscape. - It indicates that the development will provide a central green corridor. 	

Site: S0252. Land to the Rear of 76 Main Street, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are a number of further sites in the village capable of accommodating growth.

This site comprises Residential land, vacant workshop and greenfield land. The site area is around 0.54ha of which around a third is identified as brownfield. There are no physical, or environmental constraints identified although access is constrained. There is a high level of developer interest in the site.



Key

- Housing Site
- Green Belt
- Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- No County Wildlife Sites have been identified within 500m of this site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site would not contribute towards the delivery of affordable housing to meet local needs due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, however due to the size of the site development would not deliver affordable housing. . Although given the local plan requirement development will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has limited potential to deliver new or improve existing facilities located within Linton Recreation Ground - Site could deliver informal open space provision through National Forest tree planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village hall, the village school, the store and post office and sports pitch/park. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development will have uncertain effects in respect of the highways safety within the village, it is unclear whether an adequate visibility splay could be provided onto Main Street 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove - There is an identified need for affordable housing in this area - The site would not provide affordable housing due to the size of the site. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is within 800m of the village centre. - There are some local facilities (including and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a twice hourly bus service within 400m of the site which serves Burton and Swadlincote. Evening and bank holiday services are less frequent. - Site is not served by an existing footpath and it is unclear whether a footpath could be delivered on this site. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - No information provided, but a site of this scale is unlikely to deliver significant new services or facilities on site or support the provision of additional public transport services. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is twice hourly bus service within 400m of the site. However, evening services are more limited. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development, although it is likely that development on this scale could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is part previously developed and will provide limited potential to regenerate an existing area. - The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development is partially brownfield. It is unclear whether existing materials are available on site which can be reused on site.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Site is partially brownfield so there may be some potential for re-use of materials on site. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There may be potential to reuse demolition waste onsite.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is partially brownfield and could allow some intensification of use on this part of the site - Greenfield land component of the site is likely to be good quality agricultural land Grade 2 or 3A 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is low susceptibility to surface water flooding at the western end of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of a half hourly bus service. - The site is within 800m of the village centre, although the site is within 4km of the nearest large scale employment areas. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area or listed buildings. - No HERS sites are located within the site. 	<ul style="list-style-type: none"> - Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is around one third brownfield and two thirds greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape elements, such as existing development, and outgrown hedgerows to the south. - Hedgerows, could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

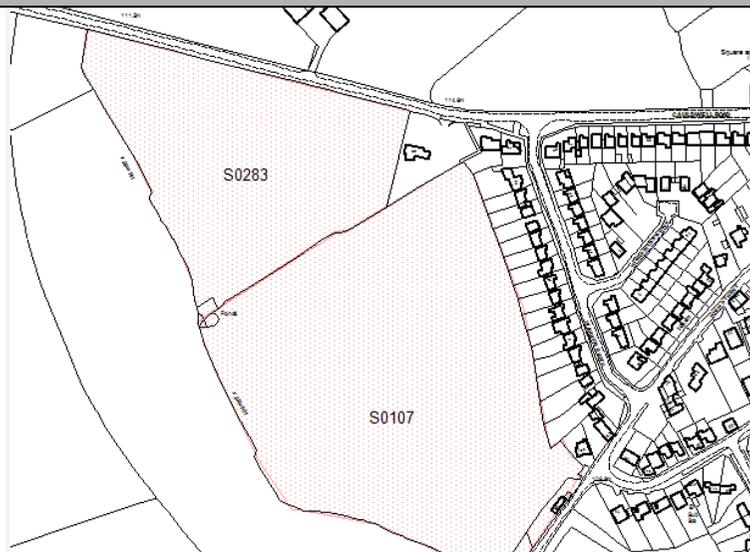
Version 1a

Site: S0283 Land south of Caldwell Lane, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

The site comprises greenfield land. It extends some 2.56ha. There is high developer interest and the site is within multiple ownership. A planning application for housing development, 9/2015/0757, was refused and a subsequent appeal dismissed.



Key



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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site is located within 300m of SD166 Netherseal Colliery Lane	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2015/0757 indicated that the pond in the south west corner of the site was to be retained and the management regime relaxed to provide better quality terrestrial foraging habitat. Sections of hedgerow will be lost along the northern boundary, but compensated for through additional planting along the western boundary. Two trees would be lost on site. There is a proposed off-site contribution to National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2015/0757 indicated that some 30% of all dwellings delivered on the site would be affordable.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type, including affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning application 9/2015/0757 indicated that the site could deliver a LEAP and areas of informal open space. Contributions toward off-site National Forest tree planting were also proposed.	- Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- There is no defined village centre in Linton - Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Refused planning application 9/2015/0757 omitted the inclusion of a footway along Cauldwell Road and this was unacceptable to the local Highways Authority.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove - There is an identified need for affordable housing in this area and the site can deliver new affordable housing units.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school. There is a mobile library service. - The nearest major employment sites are at Tetron Point and Cadley Hill in Swadlincote, more than 3km from the site. - There is a twice hourly bus service within 800m of the site serving Burton and Swadlincote. Evening and bank holiday services are less frequent. A two hourly service connecting to Swadlincote and Burton operates within 400m of the site. - Site is not served by an existing metalled footpath along Cauldwell Road and it is unclear whether a satisfactory footpath could be delivered.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local facilities and bus services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service within 800m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Coton Park WWTWs is operating above capacity although Severn Trent Water raised no objection to application 9/2015/0757. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2015/0757 proposed no additional shops or services within the site. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- It is unclear whether development could support the use of locally available materials.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Development has little or no potential to reduce consumption of materials on site during construction.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support the delivery of new waste recovery and recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- This is a greenfield site and will not reduce the need for primary minerals.	
	Will it help ensure water resources are used efficiently?		- It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations (125i/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield land and is likely to be good quality agricultural land Grade 2 or 3A 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 800m of a half hourly bus service and within 400m of a two hourly bus service. - Site is located within 1200m of the village centre and is more than 2km from the nearest large scale employment area. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area or listed buildings. - No HERS sites are located within the site. - The Cultural Heritage Assessment submitted with refused planning application 9/2015/0757 concluded that there are no recorded heritage assets within the application site. There is some potential for buried archaeological deposits dating to the medieval and post-medieval periods and these would likely relate to agricultural activity. It is anticipated that some further work may be required in relation to the potential for buried archaeological resource because of the moderate potential for medieval or post-medieval remains within the inner study area. This could be addressed through the use of planning conditions. 	<ul style="list-style-type: none"> - Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.

To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is within the Mease Sence Lowlands landscape character area. - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity, however, consideration of the site in the context of planning application 9/2015/0757 indicates that development would have an unacceptable landscape impact.. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - In considering planning application 9/2015/0757 it was concluded that the proposed development, would be highly visible with no actual buffer zone between open countryside and the urban settlement. Within the locality the small-scale fields with mature hedgerows and occasional mature trees are remnants of pre-mining industry countryside which have not been incorporated into larger, modern field patterns. These are important and are of higher quality than many other areas of open countryside in the vicinity. The application field is one of the few remaining smaller fields within this local character area. The proposal was appear as a condensed development on the fringe of a village settlement in a rural locality that forms an important gateway into and from the village. Consequently, it is considered the proposed development would have a significant visual impact. 	

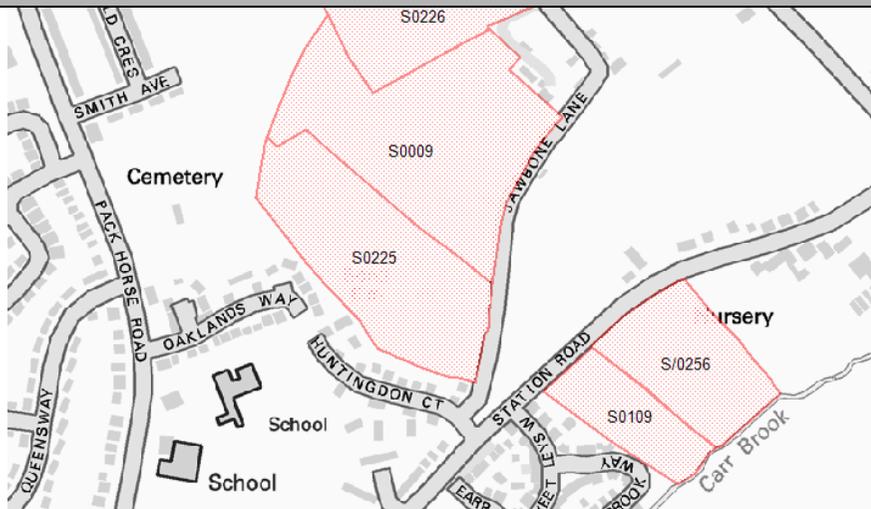
Version 1a

Site: S0009. Jawbone Lane, Melbourne

Description:

Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which lies the smaller village of Kings Newton.

The site comprises agricultural land. It extends some 3.18ha and is currently in single ownership. There is high developer interest. A planning application for residential development on the site, 9/2014/1145, was refused. However, the proposal was the subject of a subsequent appeal, which was upheld.



Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife Site SD137 Melbourne Railway is within 300m of the site.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Planning application 9/2014/1145 identified potential for bat and breeding birds on site, and appropriate mitigation is proposed. Hedgerows (a BAP habitat) is located on site but will be retained through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning consent 9/2014/1145 proposed tree planting on the site. However the consent is outline with all matters reserved.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline consent 9/2014/1145 provides 30% affordable housing on site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline planning consent 9/2014/1145 states that the site would deliver a range of dwelling sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline planning consent 9/2014/1145 makes provision for an area of open space will be provided on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The health authority has requested financial developer contributions toward local healthcare facilities in association with planning application 9/2014/1145. Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3 km from the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of primary school provision (both schools), is within 1.2km of the village centre, and however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Design Advisor has raised no objections to planning application 9/2014/1145. However, impacts will be largely determined by detailed design and layout of development – outline application is for all matters reserved. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- He transport assessment submitted alongside the application indicates that there were two accident on station road. No further accidents are recorded in the vicinity. No objections have been raised by the local highway authority in this regard in respect of planning application 9/2014/1145.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - Planning consent 9/2014/1145 provides for developer contributions to fund twelve primary school places, nine secondary school places and four post 16 places..	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would deliver affordable housing. Outline consent 9/2014/1145 states that 30% affordable housing would be provided on site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. An hourly bus service is provided along Packhorse road, accessible within 400m of the site via public footpaths and the cemetery. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1145 requires developer contributions toward education and healthcare provision. - No public transport improvement proposals.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1145 indicated that any impacts on the local and strategic highway networks will be negligible and this has been accepted nu the local highway authority.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth, although no objection was raised to planning application 9/2014/1145 in this regard. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1145 was for all matters reserved.	- Ensure development conform to emerging Policy BNE1 of the part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout with this information provided by site promoters). - No contribution toward waste recycling facilities is to be provided in association with planning consent 9/2014/1145.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Outline application 9/2014/1145 stated that the proposed development will be designed to achieve compliance with Part L1a of the 2010 Building Regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1145 proposed a SUDS scheme.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to East Midlands Airport and the Donington Park Race Circuit, however, planning consent 9/2014/1145 proposes noise mitigation measures to address this. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Land is likely to be Best and Most Versatile Agricultural Land (Grade 2). However, the officer report regarding planning application 9/2014/1145 indicates that the site is not in arable use and there is no evidence that it has been recently used for food production. As such it is unlikely that development of the site would result in the loss of useful agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is located within flood zone 1, as confirmed in the Flood Risk Assessment submitted with planning application 9/2014/1145. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of the village centre and is within 400m of an hourly bus service. The site however is in excess of 4km of the nearest large scale employment area - 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Although sites in close proximity to Kings Newton Conservation Area and Listed Buildings, in upholding the appeal in relation to planning application 9/2014/1145, the Inspector concluded that the proposal to develop 60 homes on the site would lead to less than substantial harm to heritage assets. - No HERS sites are located within the site - In considering planning application 9/2014/1145, the Development Control Archaeologist found that was of low archaeological potential. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Melbourne Parklands Landscape Character Assessment. - In considering the appeal relating to planning application 9/2014/1145 the Inspector concluded that the proposals would not result in unacceptable harm to landscape character. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Hedgerows, trees or other landscape elements, such as existing development, roads and hedgerows. - This land parcel could contribute towards green infrastructure provision. - Outline planning application 9/2014/1145 proposed planting, open space and a pond on the site and retention of the existing hedge on Jawbone Lane. However uncertain effects are identified due to the landscape component of the site being reserved for a reserved matters application. 	

Version 1a

Site: S0108. Land fronting Blackwell Lane, Melbourne

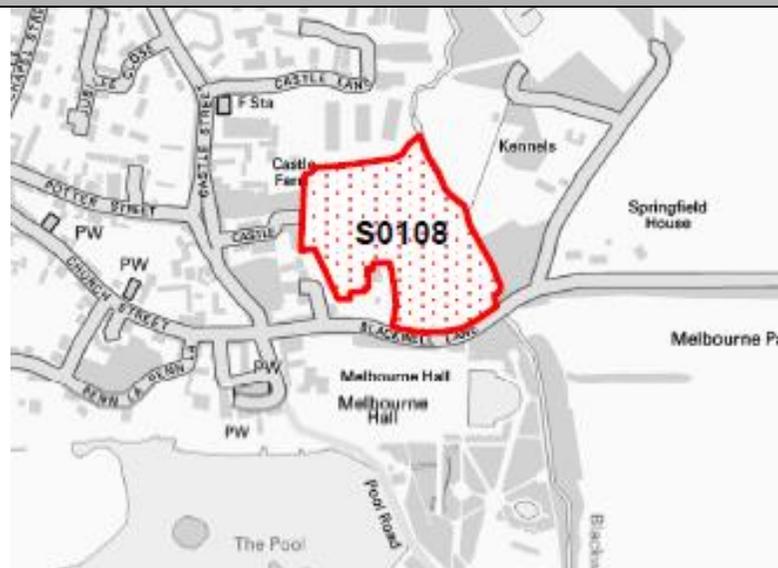
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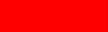
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north beyond, which lies the smaller village of King's Newton.

The site comprises agricultural land and allotments. It extends some 3.05ha. The site is in single ownership and a planning application for residential development, 9/2014/1013, has been submitted.

Key

	Housing Site	Crown Copyright and database rights [2013] Ordnance Survey 100019461
	Green Belt	
	Green Wedge	
		MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located within 170m of SD229 Melbourn Pool County Wildlife Site	
	Could development affect protected species or BAP priority species?		- No historic records held indicating protected or BAP species within 100m of the site. Potential for Reptiles and GCN/reptiles on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- Outline application 9/2014/1013 proposes tree planting on site. However the landscaping of the scheme will be dealt with at reserved matters application stage.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites could contribute towards the delivery of affordable housing to meet local needs. Outline planning application 9/2014/1013 proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- Outline application 9/2014/1013 states that the site could provide a range of house types, sizes and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1013 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne 600m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, within 1200m of the both primary school and recreation ground (however part of this journey will be made by a PROW)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – this would be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		The Transport Assessment submitted with planning application 9/2014/1013 indicates that development would not exacerbate existing or introduce new road safety problems on adjacent roads.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 However a new secondary school is proposed in the northern part of the District. Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver ne affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not immediately adjacent to the existing village. The site is within 800m of the village centre. An hourly bus service is provided within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0145 states that the developer could provide contribution towards the following (the level of contribution would be agreed up between the applicants and the Council), - reaction, health, education, civic amenity, libraries, waste recycling, transport.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1013 indicates that the development will have no detrimental impact on the local highway network, although the Council has yet to take a formal view on these matters.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Detailed design would be submitted at reserved matters stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites. Outline application indication potential developer contributions towards civic amenity and recycling provision.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Outline application 9/2014/0287 proposes a SUD scheme on the site.	

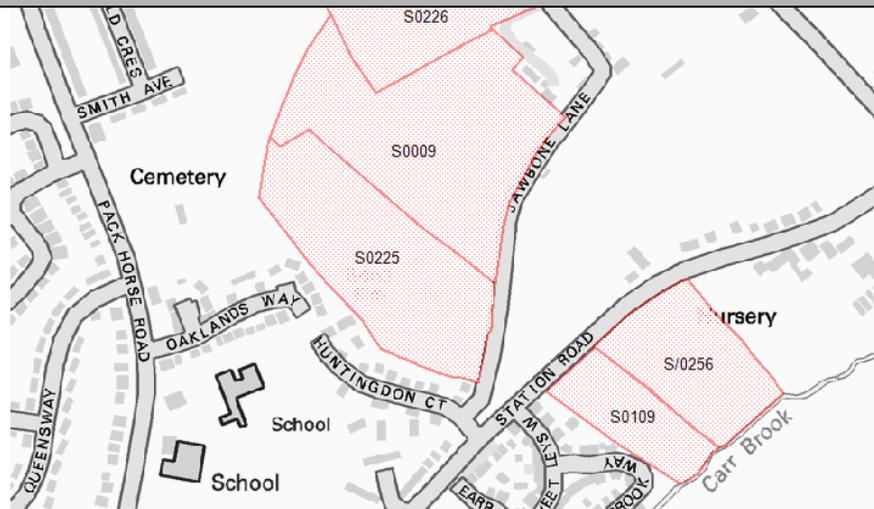
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Land is likely to be very good agricultural land or Grade 2. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Carr Brook runs to the south of the site. And it parts of the site lie within Flood Zones 2 and 3a, However, planning application 9/2014/0287 indicates that residential development would only be within the Flood Zone 1 area. The majority of the site is located within flood zone 1. - A large part of the site is at low, medium and high susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of the village centre . - An hourly bus service is within 400m of the site. - The nearest major employment site is at DHL, more than 4km from the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will affect the Melbourne Conservation Area, within which it lies entirely, and the setting of listed buildings to the west and south of the site. - The western part of the site lies within an Area of Archaeological Significance. - Melbourne Hall Historic Garden is located to the south of the site (is separated by a road) - An Ancient Monument is located immediately adjacent to the site on the western side.. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development would be adjacent to cultural and heritage assets.. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Melbourne Parklands Landscape Character Area. - TPO95 is located within the southern boundary of the site. And TPO75 is located along the eastern boundary of the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape features – existing development and trees and hedgerows to the north and west, trees to the south east and Blackwell Lane to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Outline application 9/2014/1013 proposes to retain the existing woodland to the north and east of the site. Full details on the landscaping scheme would be dealt with under reserved matters application. 	

Site: S0109. Site at Field No. 294, Station Road, Melbourne

Description:

Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which lies the smaller village of Kings Newton.

The site is located to the east of Melbourne, the site is greenfield and extends some 0.85ha. The site is currently in single ownership and there is a high level of developer interest in the site. Planning permission has been granted for residential development on this site (9/2014/0287).



Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of SD137 Melbourne railway.	
	Could development affect protected species or BAP priority species?	Yes	- No historic records held indicating protected or BAP species within 100m of the site. Potential for breeding birds and reptile on site, although further survey associated with planning application 9/2014/0287 indicated that no reptiles were present on site. Hedgerows a BAP habitat are also present on site. There is to be a development free zone around Carr Brook.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Outline consent 9/2014/0287 states that there is opportunity for additional planting on site. However the details of landscaping will be dealt with at reserved matters stage.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline consent 9/2014/0287 proposed 32% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/0287 states that a mix of dwelling types sizes and tenures. Could be provided on the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/0287 proposes open space on the site. The developer will also provide a commuted sum toward outdoor sports and built facilities provision.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The Section 106 agreement associated with planning application 9/2014/0287 includes no requirement for developer contributions toward healthcare facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre and within 1.2km of both the village school and is in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Officer had no objection to the outline application. - Impacts would be uncertain would be largely determined by detailed design and layout of the development – which could be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The local highway authority raised no objections to planning application 9/2014/0287 in this regard.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 . - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - Developer contributions are to be provided to fund two primary and two infant school places and a contribution toward the cost of four secondary school places in association with planning application 9/2014/0287.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline consent 9/2014/0287 proposes 32% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with Policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0287 S/106 agreements states that contributions will be made to build facilities, education, highways open space, waste. - Development will not improve public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The local highway authority raised no objection to planning application 9/2014/0287 in this regard.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of the site. - There is no established off road cycle route adjacent to the site. - In connection with planning application 9/2014/0287 the County Council requested a developer financial contribution toward the establishment of a multi-user route along Jawbone Lane.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally site built out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Site will deliver a range of housing types and tenures and as such is unlikely to lead to a rise in average household incomes.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. This detailed information will be contained within reserved matters application.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- In connection with planning application 9/2014/0287 provision is made for a developer financial contribution toward the provision of an off-site household waste recycling centre.	
	Will it reduce the proportion of waste sent to landfill?		- Development does not include any proposals to reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Outline application 9/2014/0287 proposed that a SUDS scheme would be developed on the site, however this will be dealt with through reserved matters.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit, however, the noise assessment submitted with planning application 9/2014/0287 indicated that noise concerns could be addressed through appropriate noise insulation measures. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be very good quality agricultural land (Grade 2). 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Carr Brook runs along the south-eastern boundary of the site and this part of the site lies within Flood Zones 2 and 3a. The majority of the site lies within flood zone 1. - The eastern boundary of the site has medium to high susceptibility to flood risk. Planning application 9/201/0287 proposes to limit development to the area within Flood Zone 1. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Outline consent 9/2014/0287 states that a SUDS scheme must be approved by the Local Planning Authority before development commences. Documentation submitted with the planning application indicates a scheme comprising a swale and in-pipe storage prior to discharge to Carr Brook, controlled by a hydro brake. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1.2km of the village centre. - The site is within 800m of an hourly bus service. - The nearest major employment site is more than 4km away at DHL. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development is unlikely to make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - In considering planning application 9/2014/0287 it was concluded that development would not impact Melbourne or Kings Newton Conservation Areas. No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BJNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is within the Melbourne Parklands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape features – Station Road and hedgerows to the north, trees to the west and south and hedgerows to the east. - Outline application 9/2014/0287 proposes the provision of additional perimeter planting and the retention of existing hedgerows. However landscaping will be dealt with at reserved matters stage. - This land parcel could contribute towards green infrastructure provision. 	

Version 1a

Site: S0176 Derby Road, Melbourne

Description:

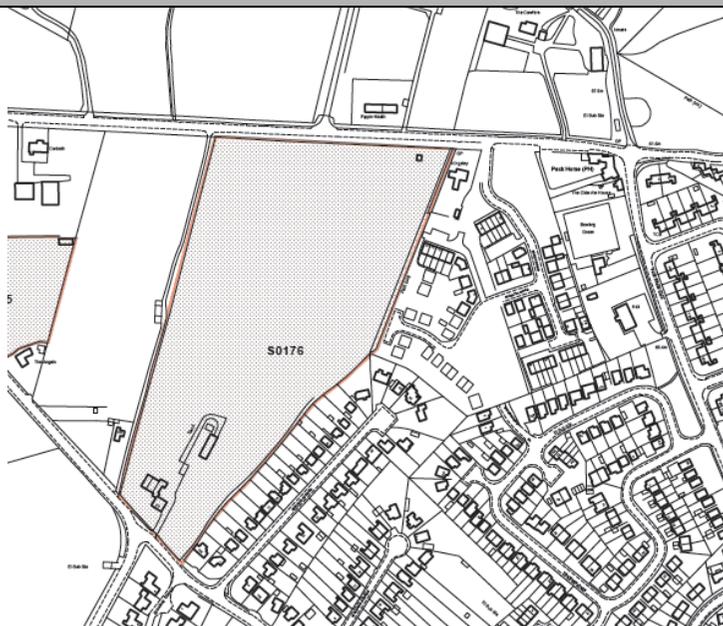
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north, beyond which lies the smaller village of King's Newton.

This site is within single ownership and has been identified as capable of delivering strategic levels of growth. The site extends some 6ha. Recent indications show that there are high levels of developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. One BAP habitat (hedgerow) is present on site, but the ecological survey submitted with planning application 9/2014/0417 indicated no protected species present	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The Design and Access Statement for development on part of the site (9/2014/0417) states that 20% planting could be provided on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of additional housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site could deliver a range of house types and sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Site could provide open space on site. - Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane) 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development could make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.25km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 800m of local recreation provision, village centre and within 800m of local primary village schools (although these are unlikely to be able to accommodate strategic levels of growth). - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - No impacts identified. Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Seven accidents recorded in the vicinity of the site in the 5 years to 2014. Most of these were at the junction of Kings Newton Lane / Derby Road junction. These have been identified as being due to driver error. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability for housing development. Permission 9/2014/0417 allocates 30% affordable housing on the site. - There is an identified need for affordable housing in this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is within 800m of the village centre and is accessible via Derby Road, which has a metalled footpath.. Bus stops are located close to the site (within 400m) on Packhorse Lane/Main Street. - There are some local facilities, including; shops, infant and junior school, community centre, post office, convenience shop, outdoor sports provision and a library. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact development would have. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m of the site.. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth. There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne, Kings Newton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure connectivity to Melbourne village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. There is no information in regards to this, in respect of part of the site.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support the delivery of new waste or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- The part of the site without planning permission would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - SUDS drainage system has been designed for part of the site with planning permission.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development of the part of the site without planning consent will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = Yes (in total catchment for GPZ). 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - It is unlikely that development would have any significant noise impacts. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is greenfield. - Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2). 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located in flood zone 1 and a very small part has low susceptibility to surface water flooding,. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of the village centre and 400m from an hourly bus service - The site is in excess of 4km of the nearest large scale employment areas, 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of Melbourne Conservation Area, but could affect the setting of Kings Newton Conservation Area - Development of the whole site could potentially lead to the coalescence of Melbourne and Kings Newton - the site has relatively low potential to contain remains of the medieval period and later. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - The site lies immediately adjacent to the National Forest and Kings Newton Conservation Area and could improve access to these cultural resources. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is almost entirely greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, roads and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision locally. - Uncertain effect identified due to the lack of information held regarding the whole site. 	

Version 1a

Site: S0225. Bond Elm, Jawbone Lane, Melbourne

Description:

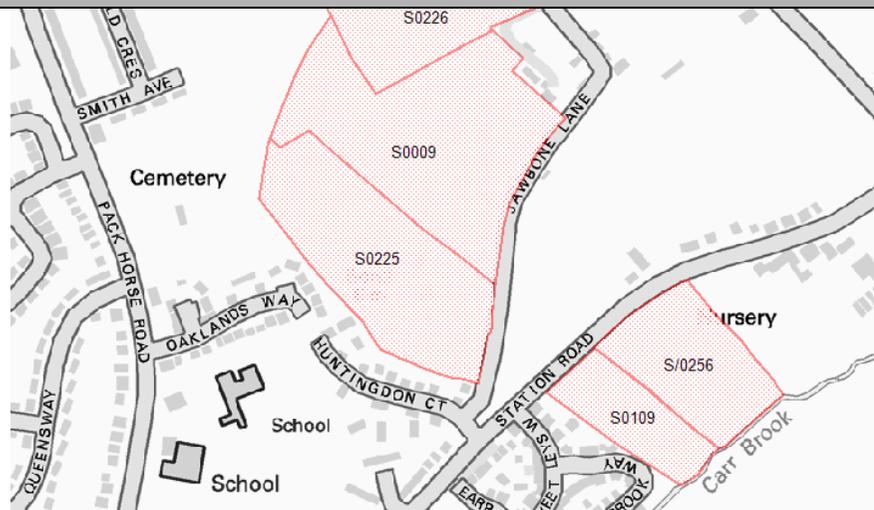
Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which lies the smaller village of Kings Newton.

The site is greenfield. It extends some 2.49ha and is currently in single ownership. There is high developer interest. A planning application for residential development of the site, 9/2014/1141, has been submitted and refused. A further application for residential development of the eastern part of the site, 9/2016/0170, has been submitted. The proposals have been dismissed at appeal.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	Yes	- Phase 1 Ecological Assessment proposes that hedgerows should be retained within any development as these may provide foraging grounds for bats. Vegetation clearance should take place outside the bird breeding season to minimise impacts on protected species.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline application 9/2014/1141 proposed tree planting on the site. However all matters are reserved except access.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could accommodate towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1141 proposed up to 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/1141 proposed a mix of housing types, sizes and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The site promoter indicates that the site would incorporate bungalows within the development.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1141 proposed open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3km from the site, although the officer report relating to the consideration of planning application 9/2014/1141 does not identify any request or proposal for a funding contribution toward such facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and primary schools. However is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Design Advisor raised no objections to outline planning application 9/2014/1141, however impacts would be uncertain and would be largely determined by detailed design and layout of development – outline application is for all matters reserved.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The Transport Statement submitted with planning application 9/2014/1141 indicated that overall there will be no adverse impact on highway safety and this was accepted by the local highway authority.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 <ul style="list-style-type: none"> - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - The officer report relating to the consideration of planning application 9/2014/1141 does not identify any request or proposals for funding contributions toward educational provision. 	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline application 9/2014/1141 proposed up to 30% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. An hourly bus service is provided within 400m of the site, accessible via public footpaths and the cemetery. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1141 stated that development of the site could make contribution's towards, education, healthcare, outdoor sports provision - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2014/1141 indicated that overall impacts on the highway network will be negligible, although works will be required to widen Jawbone Lane to the south of the proposed access. This was accepted by the local highway authority.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Swadlincote and Derby serving Melbourne within 400m of the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Planning application 9/2014/1141 proposed as mix of housing types and tenures, including affordable housing. It is therefore unlikely that it would lead to growth in average incomes in the district.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protects existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2014/1141 includes no proposals for on site shopping facilities.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield, however the existing development on the site is not run down, and therefore development of the site will not regenerate the existing built up area. - Planning application 9/2016/0170 has a Building For Life score of 8.5.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, there is a limited potential to reuse waste materials on site during the construction phase – from the existing dwelling and buildings on site. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste on site (from the existing development on site), although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will incorporate measures to suppress water usage as set out in Local Plan Policy SD3	

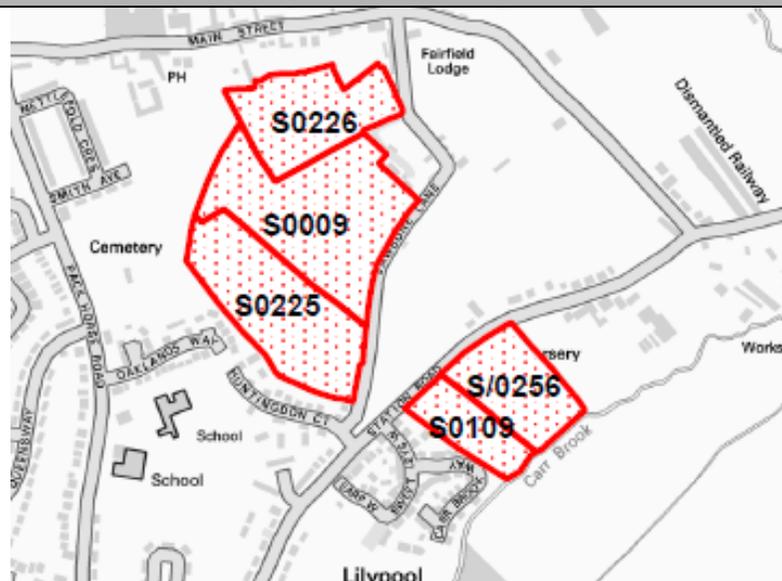
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. A significant noise source in this location is East Midlands Airport, although planning application 9/2014/1141 proposed noise insulation measures which would mitigate any impact. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is predominantly greenfield - In considering planning application 9/2014/1141 it was concluded that the site was not in arable use and that there was no evidence to suggest that it had been recently used for food production. It was therefore unlikely that development would result in the loss of useful agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within Flood Zone 1. - A small part of the site has low susceptibility to flood risk. The Flood Risk assessment associated with planning application 9/2014/1141 confirmed that the risk of flooding from all sources was low. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Planning application 9/2014/1141 indicated that development would include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of village centre and within 400m of an hourly bus service. - The nearest major employment site is DHL, more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, although planning application 9/2014/1141 did not propose such provision.. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is visible from Kings Newton Conservation Area and lies in relatively close proximity to Listed Buildings. Planning application 9/2014/1141 was partly refused on the basis that it would cause harm to the architectural and historic interest of Kings Newton Conservation Area and the setting of Melbourne Cemetery. However, the appeal decision on planning application 9/2014/1145, relating to the fields to the north and on the opposite side of Jawbone Lane, found that development would cause less than substantial harm to heritage assets. It is therefore unclear whether development of this site would cause substantial harm in this regard. - No HERS are located within the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield with 2.4ha of the site being greenfield and 0.04ha of the site being brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Melbourne Parklands Landscape Character Area. - Could affect the setting of market gardening landscape between Melbourne and Kings Newton. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscaping elements – Jawbone Lane and hedgerows to the south, trees to the east and north and existing development, trees and hedgerows to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Outline application 9/2014/1141 stated that existing vegetation would be retained and enhanced wherever possible. 	

Site: S0256. Field No.251, Station Road, Melbourne

Description:

Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north beyond, which lies the smaller village of King's Newton.

The site comprises agricultural land. It extends some 1.3ha and is currently in single ownership. There is high developer interest. A planning application for residential development of the site, 9/2015/0119, has been approved.



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Planning consent 9/2015/0119 identifies potential for foraging bat and breeding birds on site, and appropriate mitigation proposed. Hedgerows (a BAP habitat) is located on site but will be retained/enhanced through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline application 9/2015/0119 proposes tree planting on the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline consent 9/2015/0119 provides for 30% affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2015/0019 states that a range of house types, sizes and tenures could be provided.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline consent 9/2015/0119 provides for open space within the site.	- Ensure new development fully conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- No developer contribution toward healthcare provision is required in association with planning consent 9/2015/0119.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre, 800m of both primary schools and in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development, which would be submitted at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The local highway authority raised no objection to planning application 9/2015/0119 in this regard.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - In association with planning consent 9/2015/0119 developer contributions are to be provided to fund 3 primary school places, 3 secondary school places and 1 post 16 place.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline consent 9/2015/0119 provides for 30% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline planning application 9/2015/0119 states that the site could provide contributions towards education, highways, waste, built facilities, outdoor sport and formal open space. - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- In relation to planning consent 9/2015/0119, the local highway authority raised no objection to the proposals in this regard.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne within 800m of the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- The development will deliver a mix of housing types and tenures and is therefore unlikely to increase average household incomes..	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developer – which would be dealt with at reserved matters application stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development will not support delivery of new waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- The development will not include any provision to reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Outline application 9/2015/0119 proposes a SUDS scheme; however the details of such scheme would be submitted at a reserved matters application.	

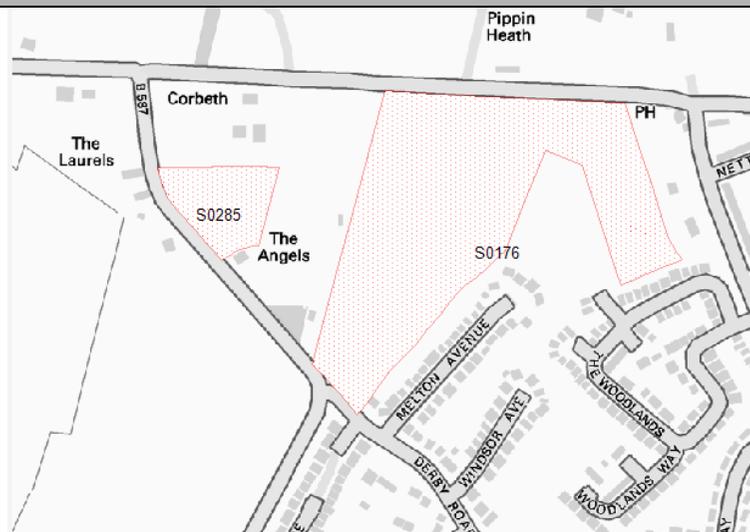
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Planning consent 9/2015/0119 proposes appropriate noise insulation to the new dwellings in light of the proximity of East Midlands Airport. - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with adjacent land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 2 very good quality agricultural land. The officer report on planning application 9/2015/0119 indicates that the site is not in arable use and it is unlikely that development will lead to the loss of useful agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The south-eastern boundary of the site, Carr Brook, lies within Flood Zones 2 and 3a. The majority of the site lies within Flood Zone 1. Planning consent 9/2015/0119 restricts development should be restricted to the area within Flood Zone 1 - The eastern boundary has low to medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Details of the surface water drainage mechanism are to be submitted and approved as a condition of the planning consent. The Flood Risk Assessment submitted with the planning application indicates that the development will incorporate SUDS and where a positive discharge to the Carr Brook is necessary due to a poor infiltration rate discharge will be limited to greenfield runoff rates. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1.2km of the village centre. An hourly bus service is located within 800m of the site. - The nearest major employment site is more than 4km away, at DHL. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development not make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - In considering planning application 9/2015/0119 it was concluded that development would not impact Melbourne or Kings Newton Conservation Areas. - No HERS sites are located within the site. The County Archaeologist identifies no requirement for further assessment of the site in relation to planning consent 9/2015/0119. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part a local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Melbourne Parklands Landscape Character Area. - Land slopes to the south east and surrounding land rises again at the boundary with Carr Brook. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as Station Road and hedgerows to the north, trees to the south and hedgerows to the east and west. - Outline consent 9/2015/0119 proposes the retention and enhancement of boundary hedgerows within a landscape buffer and some landscaping on the site, however the exact landscaping proposal would be provided by a reserved matters application. 	

Site: S0285. Land at Derby Road, Melbourne

Description:

Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north beyond, which lies the smaller village of King's Newton.

The site is greenfield and extends some 0.79ha. There is high developer interest in the site and it is not known whether there are ownership constraints on the site.



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.2km away of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development fully conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site could contribute to the delivery of new healthcare facilities within 3km of the development site. The nearest surgery is 1.5km away.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre, both primary schools and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development, which would be submitted at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact the development will have on road accidents	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. An hourly bus service operates within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library all within 1200m. - There is no footpath immediately adjacent to site, however on the opposite site of the road there is a footpath to Melbourne.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of the site. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developer – which would be dealt with at reserved matters application stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this could be dependent on site geology and SUDS design	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 2 very good agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of the village centre. An hourly bus service is located within 400m of the site. - The nearest major employment site is more than 4km away at DHL. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - The site lies adjacent to the National Forest and could improve access to this cultural resource. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part a local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Melbourne Parklands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedges to the east and hedges and Derby Road to the south west - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

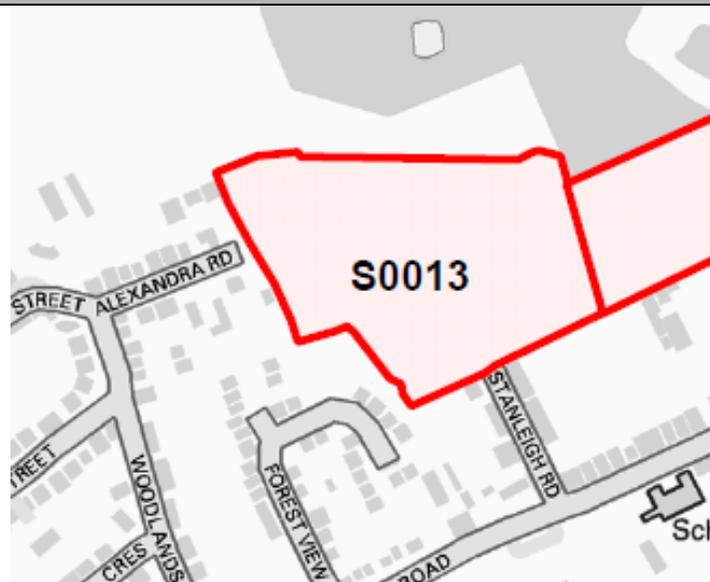
Version 1a

Site: S0013. Land leading off Stanleigh Road, Overseal

Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land. It extends 3.18ha and is currently in single ownership and there is no developer interest in the site. The site is located within the catchment of the River Mease Special Area of Conservation and the site slopes from west to east.



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD387 Overseal Church Meadow. - Potential Wildlife Site SDR6274 Edward Street Grassland is adjacent to the site, Towpath pools is located within 20m of the site and SDR6423 Overseal School Meadow is located within 120m of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- The could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development could be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- The will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m. - Site would deliver informal open space provision, including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.6km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village centre, village school and sports pitch. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Uncertain impact 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment. - There is an identified need for affordable housing. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site - The site is located within 800m of the village centre. These include a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision. - There is a metalled footpath at Stanleigh Road, which could be used to connect the site the village. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution towards the provision of new education, open space and sports provision - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact development will have on traffic congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply issues 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional; shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 4 poor quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within Flood Zone 1. - The northern boundary of the site has a small area at low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Hourly bus service within 800m. - Village centre within 800m of the site. - The nearest major employment area is within 4km, at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would not affect the setting of listed buildings or conservation area. - NO HERs are located within the site. However HERS24106 Overseal Ridge and Furrow is located within 150m of the site. - May be potential for below ground archaeology - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area. - The site slopes steadily from west to east. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and trees to the south, hedgerows and trees to the north and east and existing development and trees and hedgerows to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

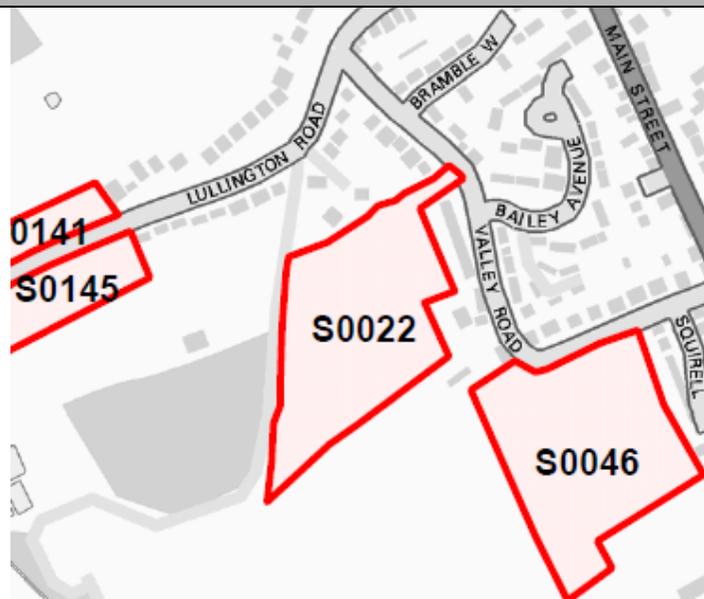
Version 1a

Site: S0022. Site at: OS 2900 Valley Road, Overseal

Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The comprises agricultural land. It extends some 2.06ha, is currently in single ownership and there is a medium level of developer interest. In addition the site is located within the catchment of the River Mease Special Area of Conservation. The site has planning permission for residential development (9/2014/0431).



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works. Planning application 9/2014/0431 makes provision for a developer contribution toward water quality management, to ensure that significant effects to the SAC are avoided.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow, although no part of the site is immediately adjacent to the CWS and is separated by a road. - The site is within Potential Wildlife Site SDR6376 Valley Road Field and SDR6488 Lullington Road Pasture is within 300m of the site. However the planning report for application 9/2014/0431 states that based on current information the grassland vegetation is not considered to be of sufficient quality to meet local wildlife site selection guidelines.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bat, Great Crested Newts and breeding birds on site. Also hedgerow (A BAP habitat) is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- Planning application 9/2014/0431 proposes 20% of the site to be woodland planting and landscaping, in line with the National Forest Planting Guidelines.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Planning consent 9/2014/0431 indicates that site would contribute towards the delivery of 30% affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Green	- Planning application 9/2014/0431 proposes a range of house sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Developer would make an uncertain contribution towards the delivery of homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- The site is greenfield and will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Planning consent 92014/0431 makes provision for on-site recreation facilities and amenity space and developer contributions toward off-site recreation provision. The proposal includes National Forest tree planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Planning consent 9/2014/0431 confirms that developer contributions can be sought toward the cost of health facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village centre and sport pitch, however is within 1200m of Overseal Primary School. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Two accidents in the vicinity of the site in 5 year period to Aug 2013 of accidents it is considered that there are no notable accident trends. Low number of accidents not symptomatic of any underlying design or layout flaw. The modest increase in traffic expected as a result of the development will not therefore contribute to any existing problems 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. - The appeal decision on planning application 9/2014/0431 confirms that the education authority has accepted that appropriate developer contributions can be sought toward any necessary increases in school capacity. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - The site would provide 30% affordable housing as provided in planning application 9/2014/0431. - There is an identified need for affordable housing. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is within 800m of the village centre. - There is a metalled footpath on Valley Road which is adjacent to the site. - There is an hourly bus service within 400m of the site 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Small scale growth could help to support the provision of new education, open space, library's and sports provision and a new household waste recycling facility. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The estimated traffic impact of the development is minimal and is not considered to have a significant impact on the existing highway network. The proposed site access is estimated operate well within capacity at the 2019 assessment year 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m of the site. - There are no established off road cycle routes adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme, which application 9/2014/0431 proposes. - There are no known problems with water or electricity supply in this location. - Superfast Broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development unlikely to have a significant impact as it will provide a range of housing types and tenures..	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning consent 9/2014/0431 does not make provision for additional shops or services.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - In regards to development of the site, the case officer report for application 9/2014/0431 considers that the development would result in limited visual harm to the character and appearance of the landscape and setting of the village, however this does not outweigh the benefits of the scheme. - The application scored 14/20 using 2008 Building For Life Criteria and officer report for the application states that this is considered acceptable.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- In considering planning application 9/2014/0431 it was proposed that the development could include a financial contribution toward the cost of a new household waste recycling facility, which would need to form part of a Section 106 agreement, although no reference is made to this in the appeal decision.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is not known whether development will have a significant impact on local water quality due to lack of detail. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. SUDS scheme not fully defined through current application. Review following discharge of conditions. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 2 very good quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - The western boundary of the site has low to medium susceptibility to surface water flooding. - The appeal decision indicates that development will not increase the risk of flooding on site or elsewhere. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - The planning consent requires that details of the surface water drainage scheme are to be approved by the Local Planning Authority before development commences. Flood Risk Assessment submitted with planning application indicates that site will use existing drainage system and attenuation ponds. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The village centre lies within 800m of the site. - There is a bus service within 400m of the site. - The nearest major employment site lies within 4km at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development will not make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development has potential to affect the setting of Overseal house and grange farm particularly towards west of site. - No HERS sites are located within the site - Uncertain potential for in ground archaeology - There is some ridge and furrow on site, but this is of limited significance. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within the Mease/Sence Lowlands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north and east, Clifton Road to the west and trees to the south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Application 9/2014/0431 proposes the retention of and planting of trees on the site, and open space - This land parcel could contribute towards green infrastructure provision. 	

Version 1a

Site S0046: Land adjacent to 37 Valley Road, Overseal

Description:

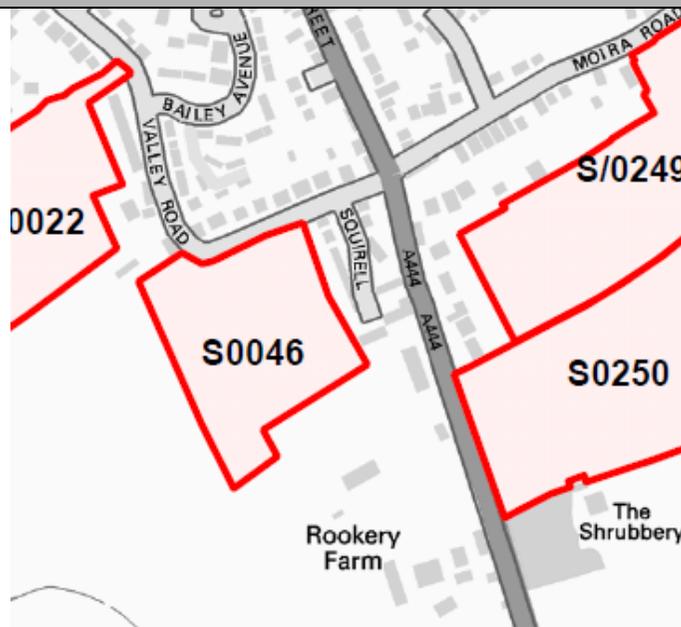
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises grassland. It extends 2.07ha and is currently in single ownership and there is a medium level of developer interest in the site. In addition the site is located within the catchment of the River Mease Special Area of Conservation.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is within 300m of County Wildlife site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete information, will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the sites.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. - Site would deliver informal open space provision, including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 800m from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village centre, however is located within 1.2km of a village school and sports pitch. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m of the site. - The site is within 800m of the village centre. There is a range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision. - There is an existing metalled footpath adjacent to part of the site. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Small scale growth could help to support the provision of new education, open space and sports provision - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact development would have on highway congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m - There are no established off road cycle routes adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - There are no known water or electricity supply issues in the area - Superfast Broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The sites are greenfield. - The site is likely to be Grade 2 very good quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is in Flood Zone 1. - The northern boundary of the site has low to medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Hourly bus service within 400m of the site. - The site is located within 800m of the village centre. - The nearest major employment site is more than 2km away at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may have potential to affect a cluster of listed building to the east of the site in particular Grade II* Listed Buildings Overseal House, Grade II Grange Grangehouse and Farm Building to the north of Grange Farmhouse. - Impact may be dependent upon the design and layout of any development scheme. - No HERS are located within the site, how HERS24102 Overseal House is located within 30m of the site. - Uncertain potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - Half of the site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area and half of the site is locates within the Mease/Sence Lowlands Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedgerow to the north of the site, hedgerows and trees to the west and south and a fence to the east. - Existing landscape elements around the southern and eastern edges are weak and there are few landscape elements within the sites. - This land parcel could contribute towards green infrastructure provision locally including forest planting. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0047. Whitehouses Site, south of Woodville Road, Overseal

Description:

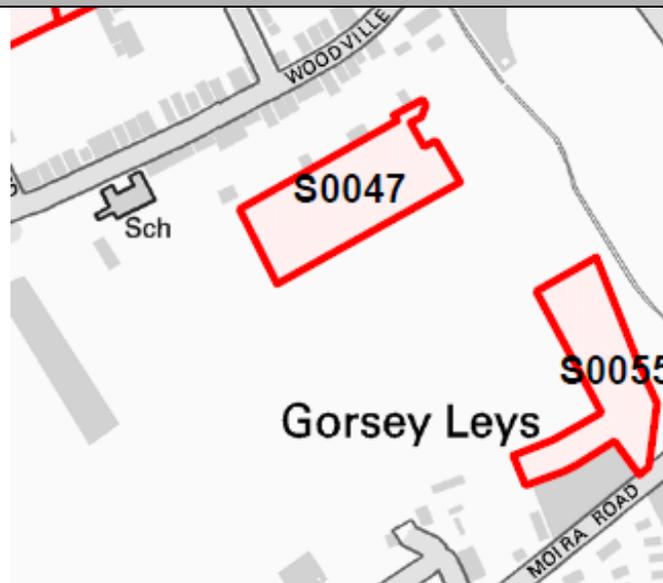
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural and horticultural land. It extends some 0.92ha and is currently in single ownership and there is medium developer interest. The site is located within the River Mease Special Area of Conservation.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is located within 300m of County Wildlife site SD314 Barratt Mill Farm Wood. Potential Wildlife Site SDR6423 Overseal School Meadow is located within 120m of the site and Potential Wildlife Site Towpath Pools is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. - Site would deliver informal open space provision, including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 1200m of village centre, and within 800m of the primary school and sports pitch. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - It is not known what impact the development would have on accident numbers 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment. - There is an identified need for affordable housing in this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Site lies within 800m of an hourly bus service - The site is within 1200m of the village centre facilities.. - There is no metalled footpath adjacent to the site; the closest metalled footpath is on Woodville Road. 	<ul style="list-style-type: none"> - Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Small scale growth could help to support the provision of new education, open space and sports provision - No information regarding site services or facilities has been provided in respect of this site by promoters 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development will have an uncertain effect, however development on this scale it is unlikely to have any significant impact on highway congestion on 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site. - There are no established off road cycle routes adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - There are no known water or electricity supply constraints in this location - Superfast Broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality, or Grade 4 poor quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Easternmost part of site lies within Flood Zones 2 and 3a. However the majority of the site is within flood zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site lies within 800m of an hourly bus service - The site is within 1200m of village centre facilities. - Site lies within 4km of major employment at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is unlikely to affect the setting of any listed buildings. - No HERS are located within the site, however HERS24106 Overseal, Ridge and Furrow is located 120m from the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Uncertain potential for underground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, hedgerows to the west and to a limited extent hedgerows and trees to the south and east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site S0053. Site at Towpath Site, Spring Cottage Road, Overseal

Description:

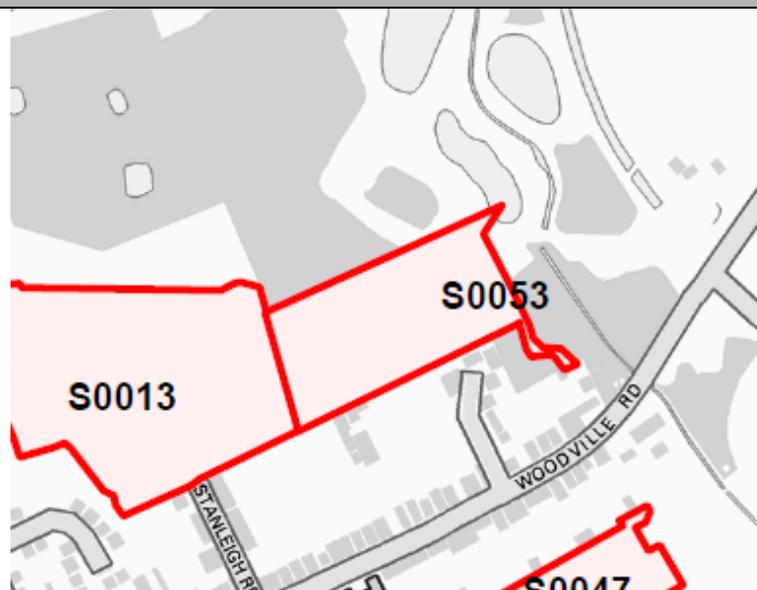
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises vacant land with open space and two ponds to north. The site has historically been mined. It extends some 1.7ha, is within single ownership and there is a medium level of developer interest on the site. The site slopes from north to south and is situated within the catchment of the River Mease Special Area of conservation.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats including hedgerows and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closet site of local importance for nature conservation (County Wildlife Site) is located within 500m of Overseal Church Meadow. - Potential Wildlife Site Towpaths is located within the north east of the site and to the north of the site	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. - Site would deliver informal open space provision, including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1200m of the village centre and within 800m of the village school and sports pitch. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - It is not known whether development will affect accident numbers. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the access to the site and gradient would need further assessment. - There is an identified need for affordable housing. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site - The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, within 1200m. - There is a no metalled footpath adjacent to the site; however the closet footpath is on Woodville Road. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Small scale growth could help to support the provision of new education, open space and sports provision - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact development will have on highway congestion 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - There are no known water or electricity supply constraints. - No access within SDDC. Extension of the site into North West Leicestershire required for access - Superfast Broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 4 poor quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The majority of the site lies within flood zone 1, a small area within the north east corner of the site lies within flood zone 3a. - The southern boundary of the site has low to medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of village services and facilities. - The site lies within 800m of an hourly bus service. - The nearest major employment site lies within 4km 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any Listed Buildings or other heritage assets. - No HERS are located within the site. However site HERS24106 Overseal Ridge and Furrow is located within 160m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Uncertain potential for underground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area. - The site slopes form north to south - Part of the site contains dense woodland. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the south, woodland on part of the eastern boundary and is not contained to the north and west. - Part of the site is contained by dense woodland. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0055. Site at rear of 21 Gorsey Leys, Overseal

Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

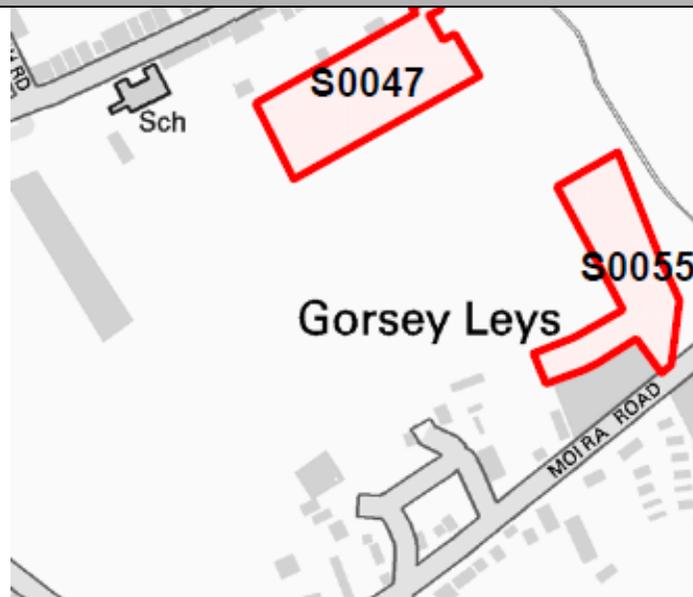
The site comprises vacant open space. It extends some 0.78ha, is currently in single ownership and there is medium developer interest. The site is located within the catchment of the River Mease Special Area of Conservation.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is within 300m of County Wildlife Site SD314 Barratt Mill Wood Farm. - The site is located within 300m of Potential Wildlife Site SDR6423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development could be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes	
Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site. - Site would deliver informal open space provision through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1200m of the sports pitch and primary school (the primary school is just within 1200m of the site), butt more than 1200m from the village centre. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - It is not known what impact development would have on accident numbers. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment. - There is an identified need for affordable housing. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Site is more than 800m from an hourly bus service - The site is more than 1200m from village centre facilities. - There is a metalled footpath adjacent to the site on Moira Road 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution towards the provision of new education, open space and sports provision - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact development will have on highway congestion 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is more than 800m from an hourly bus service - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 4 poor quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Most of the site lies within Flood Zone 2 and 3a. - The eastern part of the site has medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is more than 800m from an hourly bus service. - The site is more than 1200m from all village centre facilities. - The nearest major employment site is at Moira, less than 4km away 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed building. - No HERS sites are located within the site. However HERS24106 Overseal Ridge and Furrow is located within 300m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Uncertain potential for underground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area. - TPO28 is located west of the site and a small part is contained within the south of the site. - There site is surrounded by and contains field trees. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape elements. Trees are contained within and surround the site to the north, east and west of the site and trees and Moira Road contain the site to the south. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0249. Land off Moira Road, Overseal

Description:

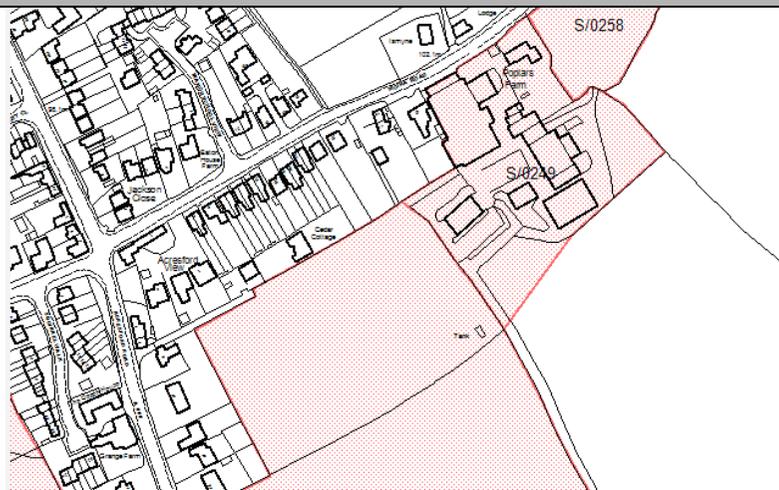
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land and buildings and residential land. It extends some 1.4ha, is currently in single ownership and there is high developer interest. The site is located within the catchment of the River Mease Special Area of Conservation.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of a Site of a Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - Potential Wildlife Site SDR6376 Valley Road Field is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will be include the creation of new habitats or tree planting. - 20% of the site would be passed over to tree planting and landscaping given the National Forest Planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. - Site would deliver informal open space provision through National Forest tree planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.3km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the sports pitch, however the village centre and village school are located within 1200m. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The impact of development on accident numbers is unknown 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment. - There is an identified need for affordable housing. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Site lies within 800m of an hourly bus service - All village centre services are within 1200m. - There is no metalled footpath immediately adjacent to the site, however there is a metalled footpath further along Moira Road (to the west of the site). 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by site promoters 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what impact the development will have on highway congestion 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site. - There is no greenway adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not generate the existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is some potential to reuse waste material on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- Limited potential to reuse demolition waste from existing on site development	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly greenfield, although it does contain a number of agricultural buildings. - Site is likely to be Grade 2 very good quality agricultural land, with the possibility of the easternmost part being Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is in Flood Zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan one identified.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is within 800m of an hourly bus service - All village centre services are within 1200m. - The nearest major employment site is within 3km, at Moira 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of the nearby listed buildings, Grade II listed building 45 Manor Road and Grade II listed Overseal Manor School and attached outbuildings. - No HERS are located within the site. However HERS 24102 Overseal House is located within 90m of the site and HERS24109 Church Farm, quarrying remains is located within 300m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Uncertain potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is mix of brownfield and greenfield land, however predominantly brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and Moira Road to the north, existing development to the west, trees and hedgerows to the east and hedgerows along part of the southern boundary. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site S0250. Land off Acresford Road, Overseal

Description:

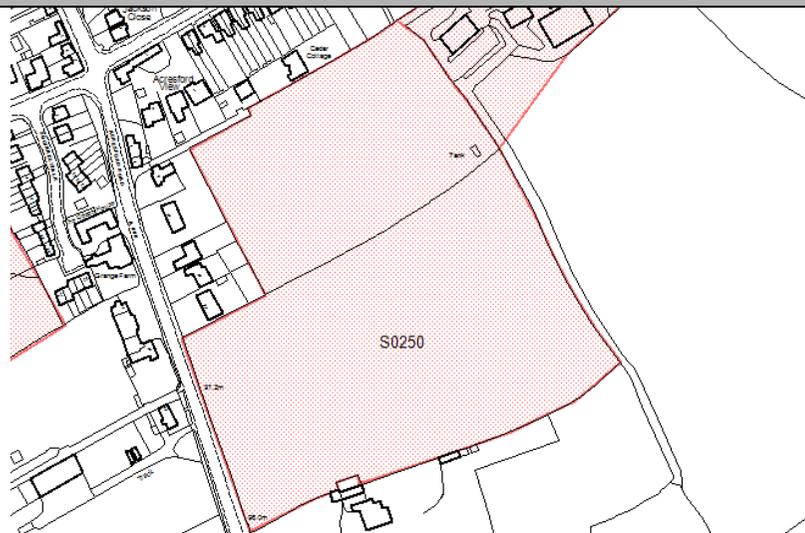
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land. It extends 4.7ha and is currently in single ownership and there is high developer interest in the site. The site is located within the catchment of the River Mease Special Area of Conservation. Site has planning consent or residential development (9/2015/1063).

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works. Planning consent 9/2015/1063 requires developer contributions toward the River Mease SAC scheme and consideration of the impacts of the increase in traffic arising from the development.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Orange	- Roosting and foraging bats are present, (long eared bats), potential for some foraging GCN, breeding birds are also likely. Some BAP habitat (hedgerow) also on site. Planning consent 9/2015/1063 requires bat mitigation measures and controls over when hedgerow can be removed.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- 1 ha of National Forest planting is to be provided on and off site. - Significant area of planting/open space is proposed to the south of the site.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site will contribute towards the delivery of affordable housing to meet local needs (30%)	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Green	- The site can make provision for affordable house and deliver a range of house sizes/types and tenures and demonstrated in application 9/2015/1063	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning consent 9/2015/1063 indicates that development will include on-site recreational provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2015/1063 indicates that developer contributions will be provided towards the provision or expansion of Overseal Surgery, which lies 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- there have been a total of 4 accidents in the vicinity of the site. Two of these accidents were 'serious', one was 'fatal', and one was 'slight'. None of the accidents were in the vicinity of the site itself and site development is unlikely to exacerbate the number of accident according to the transport statement accompanying the planning application. This is not disputed by the local highway authority.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils. Planning consent 9/2015/1063 indicates that developer contributions toward 14 primary and 10 secondary school places.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% as stated within application 9/2015/1063. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is within 800m of an hourly bus service - Village centre facilities are within 1200m. - There is no metalled footpath adjacent to the site. The closest footpath is located within Acresford further north of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make contribution towards off site provision of recreational facilities, education, and off site waste management provision if required and the provision of on-site public open space (as stated in application 9/2015/1063) - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2015/0496 indicates that development will not give rise to severe highway congestion and no objection was raised by the local highway authority. - TA further concludes that proposals will not result in any material impact on the adjacent highway network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information regarding these issues have been submitted by the site promoters, information is for outline application with all matters reserved	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- There are no proposals for delivery of new waste recovery and recycling facilities on the site.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is not known whether development will have a significant impact on local water quality due to lack of detail. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes - Application indicates contribution towards Mease DCS and sets out detailed drainage strategy including SUDS train to manage and clean surface water from site 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to represent Grade 2 very good quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is in Flood Zone 1. - There is a small area of low to medium susceptibility to surface water flooding on the western part of the site and a small area at medium to high risk on the eastern part. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Planning consent indicates that no development shall take place until a scheme for surface water drainage has been approved by the Local Planning Authority. The Flood Risk assessment submitted with the planning application proposes permeable pavement and an attenuation basin. A suitable SUDS scheme with treatment stages to improve water quality can be secured. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is within 400m of an hourly bus service - All village services and facilities are within 1200m. - Site is within 3km of the nearest major employment site at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development is unlikely to make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would have a moderate to slight impact on the setting of nearby listed buildings which include: Grade II* Overseal House and Grade II Farm building to the north of Grange Farmhouse and Grange Farmhouse and 16 Acresford Rd. - No HERS sites are located within the site, however HERS24102 Overseal House is located within 30m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Proposed development would impact on the remains of Medieval ridge and furrow and Post-Medieval/ Modern agricultural features of local importance. - Planning application 9/2015/1063 indicates that the developer should undertake an archaeological assessment and geophysical survey. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area. - The site slopes in a north westerly direction. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedgerows and some trees along its borders. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Planning application 9/2015/1063 states that existing trees and hedgerows will be retained protected and reinforces along the boundaries of the site and new tree planted in garden in the main courtyard. - Uncertain effect due to outline permission stage with all matters reserved. 	

Site S0258. Land at Poplars Farm, Overseal

Description:

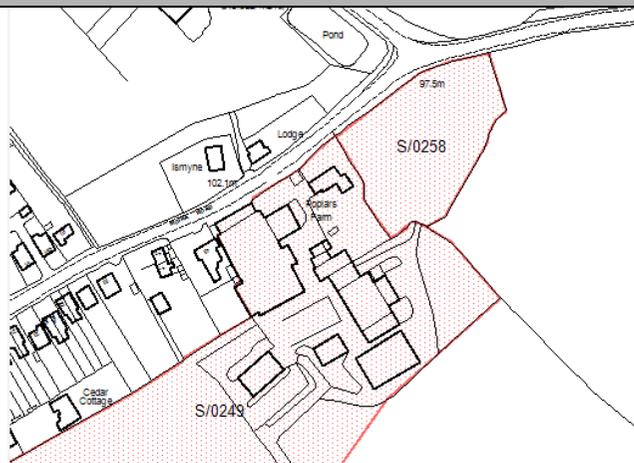
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote

The site comprises agricultural land. It extends some 0.45ha, is currently in single ownership and there is high developer interest in the site. In addition the site is located within the catchment of the River Mease Special Area of Conservation and the site slopes from west to east. Planning permission has been granted for residential development (9/2015/0029).

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works. Natural England did not consider that planning application 9/2015/0029 would be likely to have a significant adverse impact on the SAC. A financial contribution will be provided by the developer under the SAC developer contribution scheme.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - The site is located within 300m of Potential Wildlife Site SDR423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No requirement for National Forest planting on sites of this scale - Planning consent 9/2015/0029 states that tree planting will take place on nearby land owned by the applicant.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Red	- Due to the site size development would make no contribution to affordable housing, however given the local plan requirement would be likely to deliver a range of house sizes. Planning application 9/2015/0029 proposes a range of house sizes. A number of different house sizes will be provided.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning application 9/2015/0029 proposes open space on the site and developer contributions toward improvements to off-site recreation and open space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will not contribute toward new or improved healthcare facilities.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village school and sports pitch, but within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The local highway authority has raised no objection to planning application 9/2015/0029 in this regard.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils - Planning consent 9/2015/0029 indicates development contributions toward two secondary school places.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the sites size development would have no effect on the delivery of new affordable housing. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- All village centre facilities lie within 1200m. - The site lies within 800m of an hourly bus service. - There is no metalled footpath immediately opposite to the site. The nearest footpath is on Moira Road further to the west of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The local highway authority has accepted that development will have no significant adverse impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 800m of an hourly bus service - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Development of the site could be in keeping with the character of the rural edge of Overseal and integrating successfully with the landscape, as the officer report states in application 9/2015/0029.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development will not support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles. - BFL assessment indicates that sites will have private gardens suitable for accommodating bins.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is not known whether development will have a significant impact on local water quality due to lack of detail. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes - No impacts on the Mease subject to contributions towards the DCS and SUDS to surface water soakaway as per planning consent 9/2015/0029. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Planning consent indicates that development shall not commence until a surface water drainage scheme has been approved by the Local Planning Authority. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within within 1200m of village centre facilities. - The site lies within 800m of an hourly bus service. - The site lies within 3km of the nearest major employment site, at Moira. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development is unlikely to make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development could affect the setting of nearby listed buildings Grade II 45 Moira Road and may impact on Overseal Manor School. - No HERS sites are located within the site. The site is within 300m of HERS24109 Church Farm, Quarrying Remains. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Mease/Sence Lowlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and hedgerows to the east and hedgerows and hedgerows to the north east and south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape as indicated in planning consent 9/2015/0029. - This land parcel could contribute towards green infrastructure provision. 	

Version 1a

Site S0268. Land off Green Lane, Overseal

Description:

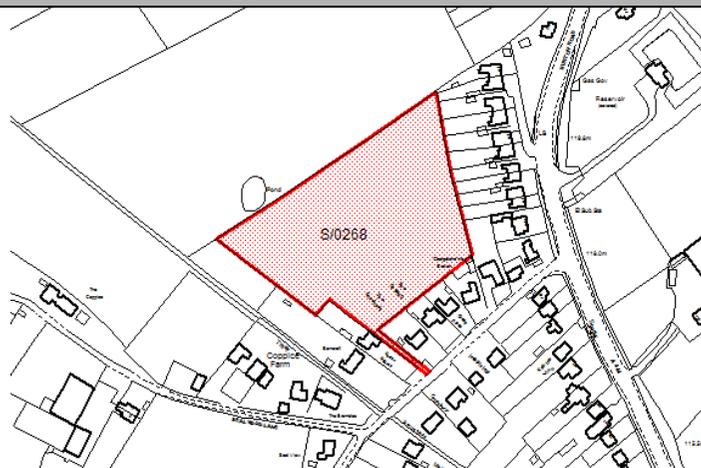
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote

The site comprises agricultural land and extends some 1.39ha. The site is in single ownership and there is high developer interest. It falls within the catchment of the River Mease Special Area of Conservation.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment and would be likely to increase foul flows to Overseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD025 Swainspark Wood	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located 1.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a sports pitch and village centre, however is in excess of 1200m from a school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will reduce the number of people involved in accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m from most facilities in Overseal, with the exception of a convenience store, which lies within 800m. - The site lies within 400m of an hourly bus service. - There is no metaled footpath on Green Lane, the closest metaled footpath is on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus route. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes - No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within Flood Zone 1 - There is a small area with low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain run off rates at greenfield levels. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of a convenience store, but more than 1200m from some other village centre facilities. - The site lies within 4km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any listed building or conservation area. - No HERS sites are located within the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the National Forest which is an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Mease/Sence Lowlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the east and south, trees to the north and fencing to the west. - This land parcel could contribute towards green infrastructure provision. - Uncertain affect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

Site 0088 Land off Longlands Repton

Description:

The village of Repton lies centrally in the District approximately 13km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton and both are accessed through Willington.

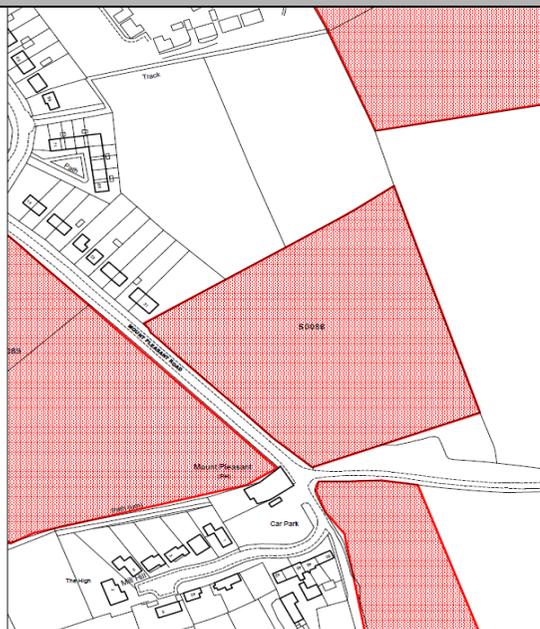
The site comprises agricultural land. It extends to 1.73ha and has high developer interest. It is in multiple ownership but all parties are willing to develop it for residential use.

The site has outline (9/2014/1093) and reserve matters planning consent (9/2015/1159) for residential development.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.t	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- There are no County wildlife sites within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No protected species within 100m of the site. Habitat survey has not detected protected species on site, but limited potential for nesting birds, bats and Great Crested Newts. There is a hedgerow representing priority habitat for conservation, which will be retained.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Master Plan for site indicates new habitat creation to include dry attenuation basin, informal open space and tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site will contribute toward the delivery of affordable housing to meet local needs. Planning consent 9/2014/1093 provides for 30%.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site will deliver housing in a range of types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development on part of the site will include wheel chair accessible bungalows to meet identified social need..	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver on site open space. .	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The development will not contribute toward healthcare facility provision.	
	Will it promote healthy lifestyles?		- Site is within 1200m of the village centre, within 400m of the primary school and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Design Advisor considers that there is no reason why the development should be considered unacceptable from a community safety point of view.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Following amendments to the proposals, the local highway authority raised no objections in this regard. It is not anticipated that development will have any significant impact.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port, Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils and a capacity of 252. - Planning consent 9/2014/1093 provides for developer contributions to fund 11 secondary school places and 4 post 16 places.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction phases which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The development of the site will deliver new affordable housing for which there is an identified need in Repton.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest bus service is more than 800m from the site, but the village centre is within 1200m.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops and healthcare provision in Willington. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The local highway authority does not consider that development of the site will have a significant adverse impact on the capacity of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of the site and there is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Large scale growth would require capacity improvements to Milton Waste Water Treatment Works. Local capacity enhancements to the local sewerage network would also be required to support growth. The area is part of a commercial rollout of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- The site will include a range of house types and tenures and is therefore unlikely to result in a rise in average incomes.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs relating to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and businesses located within Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- The development will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site has a Building for Life score of 14, subject to conditions.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Planning consent 9/2014/1093 provides for developer contributions toward the development of a household waste recycling centre.	
	Will it reduce the proportion of waste sent to landfill?		- Development will make appropriate provision for non-black bin waste receptors.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Development will meet minimum standards applicable to specific property types or uses as set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to re-use demolition waste on site, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125i/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone+ Yes (Surface and Groundwater) - Groundwater Protection Zone = Site located less than 1km from nearest outer zone. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with neighbouring land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to contribute towards air quality improvements locally 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Development would lead to loss of greenfield agricultural land. - Site is grade 2 agricultural land and would lead to loss of best and most versatile land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside areas of fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site includes a sustainable drainage scheme that attenuates water on site and discharges it at greenfield rates to the surface water sewer. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 1200m of the village centre, but more than 800m from a bus service and more than 4km from the nearest major employment area. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development will make no contribution towards the delivery of additional renewable energy capacity on site or towards the delivery of a distributed heat network. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of the village conservation area or any listed buildings - No HERS records within the site. - Low potential for significant archaeology and no potential for archaeology of national significance on site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - No opportunities to improve public understanding of historic or cultural features identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - Land rises to the south and is prominent locally. - Effect of development is expected to be moderate adverse initially, becoming minor over time. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site well defined and enclosed by existing hedgerows and trees. - Existing trees and hedgerows will be mainly retained and enhanced. A small spinney of trees protected by Tree Preservation Order lies on the eastern boundary of the site. Any loss of trees or hedgerow is mitigated in the vicinity of the area of open space. 	

Version 1a

Site S0089 Adjacent to Mount Pleasant Public House, Repton

Description:

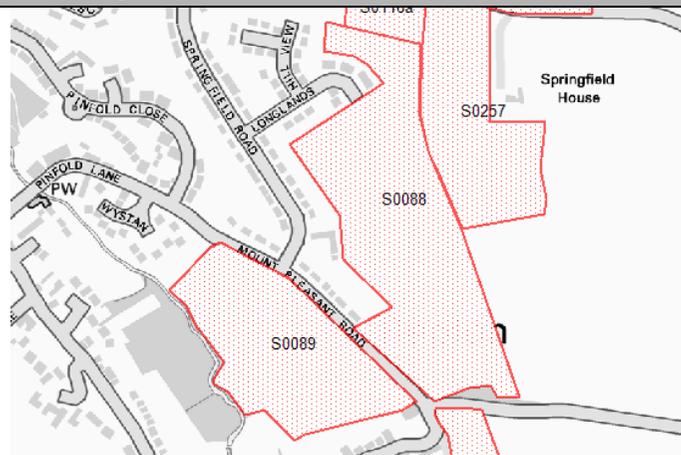
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises vacant green space. It extends some 3.5ha and is currently in multiple ownership, however all parties are willing to develop the site. There is high developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- County Wildlife Site SD079 Repton Small Fields is located within the western boundary of the site. SD399 Sledge Wood and Repton Carr is located within 50m of the site. - Potential Wildlife Site SDR6490 Meadow Pleasant Meadow is adjacent to the southern boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and a Sports Pitch and within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts in from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and Inf2.
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252. A developer contribution toward education services may be anticipated.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the sites gradient. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1200m of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - Bus stop for the V3 service to Burton and Derby is located more than 800m from the site. - There is no metalled footpath immediately adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel..
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop for the V3 service to Burton and Derby is located more than 800m from the site. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and businesses located within Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. - 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is greenfield. - The land classification of the site is Grade 4 (Poor). It is understood that part of the site was previously used for landfill. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The western boundary of the site is within Flood Zone 2. - The western boundary has low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is more than 800m from an hourly bus service, but within 1200m of village centre facilities. - The nearest employment site of more than 10ha is in excess of 4km from the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Repton Conservation Area - No HERS sites are located within the site, but HERS24556 Watermill Repton is located immediately adjacent to the southern boundary of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield, 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area. - The site slopes to the west. - A brook runs along the western boundary of the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site consists of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees. - Could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

Version 1a

Site S0101 - Land at Askew Hill, Milton Road, Repton

Description:

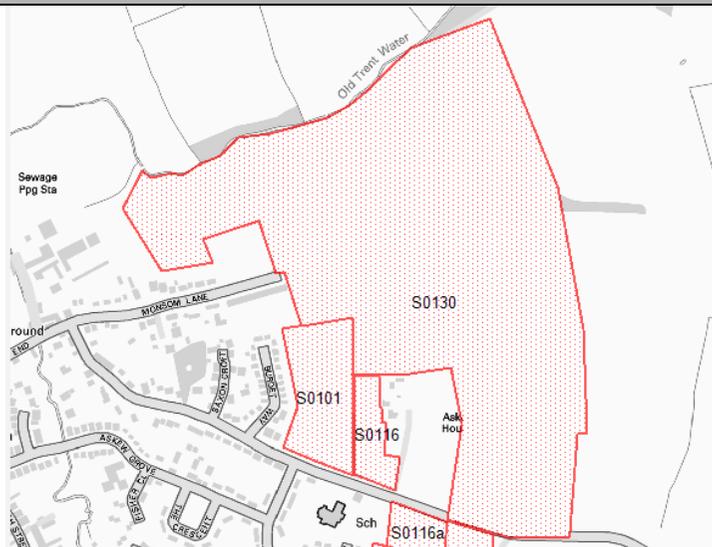
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises agricultural land. It extends some 2.41ha and is currently in single ownership. There is no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD081 Repton Oxbow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open recreation and amenity provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and village centre. The site however is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts in from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and Inf2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However, further assessment of the impact of the changing gradient on viability would be required. - There is no identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village. - Village centre facilities are within 800m of the site including convenience store, post office and public house.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and education. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is greenfield - The site contains some land identified as being best and Most Versatile (Grade 2 and 3a) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1 - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service and within 800m of the village centre. The nearest employment site of more than 10 he is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is approximately 350m from the Conservation Area and is unlikely to affect its setting - Records of medieval ridge and furrow within the site (HER 24594); site of prehistoric barrows (HER 24507) and Roman pottery (HER 24508) at Askew Hill just to the east. Recommend archaeological evaluation as part of planning application. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - The site is located with Melbourne Parklands Landscape Character Area. - The land slopes to the west and south of the site, 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by the trees and hedgerows to the south and east, hedgerows to the north and existing development to the west. - Could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

Version 1a

Site S0116: Land at Askew Hill, Milton Road, Repton

Description:

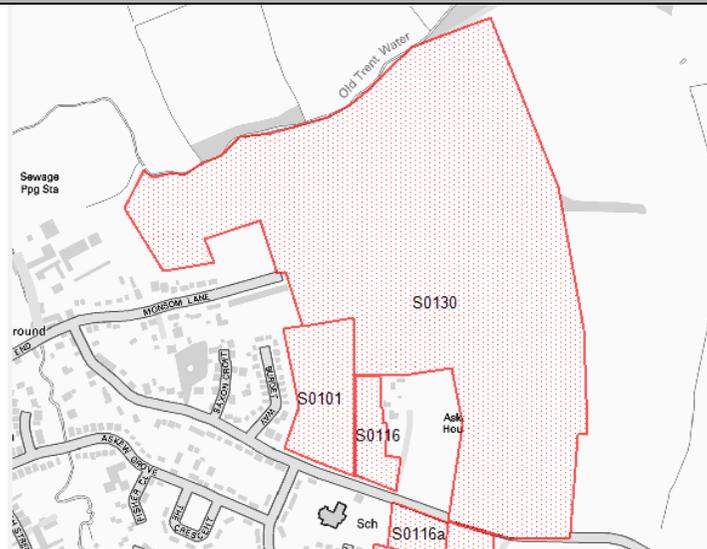
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises a dwelling and its curtilage. It extends some 0.92ha and is currently in one ownership. There is medium develop interest in the site. A planning application for residential development on this site (9/2013/0341) was refused.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No record held indicating protected or BAP species over 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given local plan requirements development would be likely to deliver a range of house sizes. However due to the size of the site, the site would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable over the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open recreation space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington 2.5km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Primary School and village centre. However development would be in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development of the site would provide no contribution towards the delivery of affordable housing, due to the site size. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides a Sunday service - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath adjacent to the site on Milton Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - Site does not lie adjacent to an off road cycle route.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 1 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield and there is very limited potential to reuse waste materials on site during construction phase. The limited potential is from the one existing dwelling on the site. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste from the existing dwelling on the site, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The land is a dwelling curtilage, but is predominantly undeveloped. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policySD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service and the village centre. - The nearest employment site is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is approximately 370m from the Conservation Area and is unlikely to affect the setting of the Conservation Area. - No HERS are located within the site. - Potential for in ground archeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BEN2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is predominantly green field (0.88ha) with inly 0.04ha of the site comprising brownfield land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area. - A substantial amount of the site is covered with trees. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape features, such as trees and hedgerows and Milton Road to the south. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0130: Land at Askew Hill, Milton Road, Repton

Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

This site comprises agricultural land. It extends some 3.2ha and is currently in single ownership. There is no developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is within 300m of County Wildlife Site SD081 Repton Oxbow.	
	Could development affect protected species or BAP priority species?	Yes	- The site is more than 100m from the nearest statutory wildlife site or Local Nature Reserve.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site promoter has indicated that development would make provision for affordable homes subject to viability and would deliver a range of housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- The site promoter has indicated that development could deliver homes for older and/or disabled people, if required.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to provide open recreation and amenity space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.3km from the site.	
	Will it promote healthy lifestyles?		- Part of the site is located within 800m of Repton Primary School and the Village Centre. However the site is in excess of 1200m of a publicly available sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops located 800m from the site and the site is within 800m of the village centre - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath near to the site, at 58 Monsom Lane which could be used to connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located 800m from the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would help to contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth within Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shopping facilities on site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No. 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging Part 1 Local Plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to contribute towards air quality improvements locally. - Development may increase odour complaints as a result of the proximity of the site Sewage Treatment Works to the west. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight increase in noise locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield - Land is likely to represent Grade 3 moderate to good quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - The site appears not susceptible to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service and village centre. - The nearest employment site exceeding 10ha in size is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Repton Conservation Area within 300m to the west. - HERS 24542 Long Broach Repton, 24507 Askew Hill Round Barrow, 24521 Askew Hill Lead Token and 24508 Roman Pottery from Askew Lodge is located within the site. HERS 24551 School Cricket Ground is located within 250m of the site. - Due to the elevated nature of the site, it is unclear whether development could affect the setting of the village conservation area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - The northern part of the site is located within Trent Valley Washlands Character Area and the rest of the site is located within Melbourne Parklands Character Area. - Land rises centrally within the site with Askew Hill being the highest point locally. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site consists of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees. - Site includes a number of copses which could help integrate new development into wider landscape. Seems to be a brook course defining the northern boundary of the site. - Could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0131: Land at Mount Pleasant Road, Repton

Description:

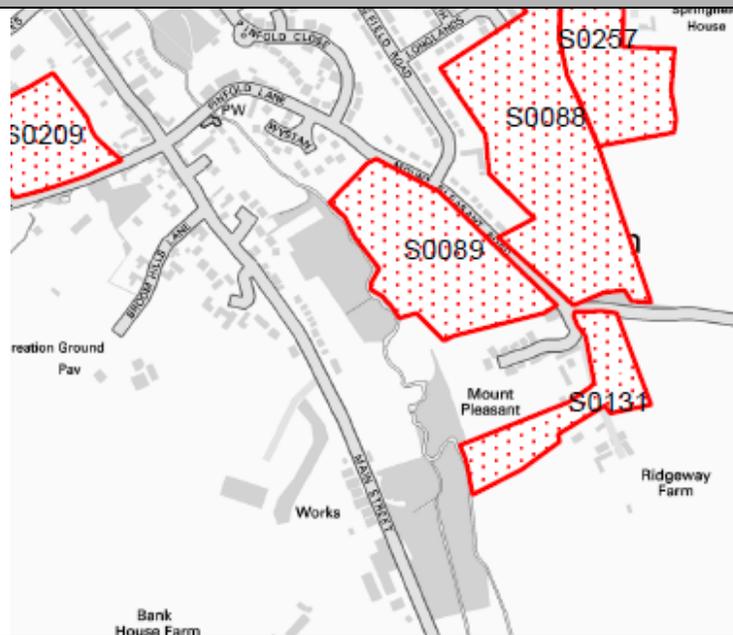
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises arable lane. It extends some 1.7ha and is currently in single ownership. There is no developer in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Green	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Red	- County Wildlife Site SD399, Sledge Wood and Repton Carr is located within the west of the site. SD079 Repton Small Fields is located within 200m of the site. - Potential Wildlife Site SDR6490 Mount Pleasant Meadow is located adjacent to the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protecting or BAP species within 100m of the site. Based on incomplete data will require updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site,	
	Will it promote healthy lifestyles?		- The site is located over 1200m from the village centre, within 1200m of a sports pitch and within 800m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of Repton Village Centre. - The site is located in excess of 1200m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no metalled footpath from the sit to the village. The nearest footpath is located on Mount Pleasant Road on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown.	- The impact of the development on highway congestion is unknown
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located in excess of 800m of the site. - There is no off road cycle route adjacent to this site. -	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield - The site is classified as Grade 2 (Very Good). 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is over 1200m from the village centre and an hourly bus service. - The nearest employment site is more than 4km away from the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is likely to affect the setting of Grade II listed building Ridgeway Farmhouse which is located within 50m of the site - No HERS sites are located within the site, but HERS24550 Watermill Repton is located to the west of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower and secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area - The site has gradient changes across it. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedgerow and existing development including a road to the north, woodland and a road to the west. The site is open to the east and only partially contained by hedgerows to the south. - Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape/ - The land parcel could contribute towards green infrastructure provision - Uncertain effect due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0134: Land at Burton Road

Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

Sites are bounded to the north by Burton Road. It is surrounded by countryside on all other sides.

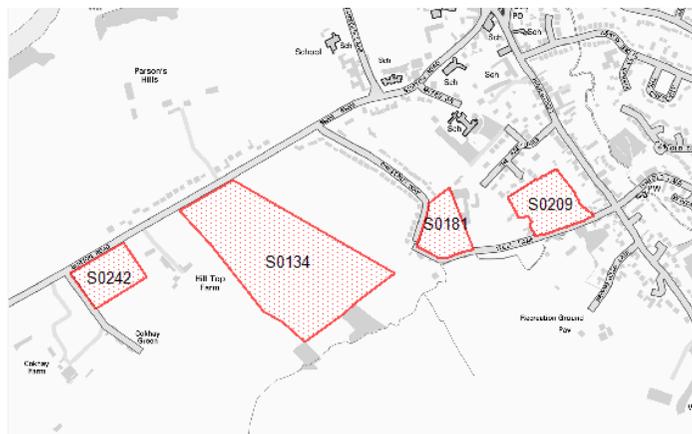
This area comprises of single site which covers an area of around 9. ha. The site is in single ownership and there is a medium level of developer interest.

Key



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MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver arrange of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open space including informal and formal leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.25km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 800m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Uncertain impacts in from site development in respect of this issue	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Uncertain impacts identified	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located within 800m of the village centre. - Bus stops are located within 400m of site on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus within 400m of the site. - The site is not adjacent to a cycle link.	
	Will it make the best use of other infrastructure?		- Growth may require capacity improvements to Milton Waste Water Treatment Works - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to contribute towards air quality improvements locally - No identified air quality issues locally. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and Most Versatile land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Hourly bus service within 400m - Village centre within 800m - Nearest employment site over 10h is in excess of 4km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Given the scale of the development and the elevated nature of the site (land rises up towards Parsons Hills) it is unclear whether development could affect the setting of the village conservation area to the east. - NO HERS records within site - There is potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is identified as being at secondary sensitivity within the County Council's assessment of multiple environmental sensitivity. - Land rises to the north. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Site consist of five agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees, although hedgerows on the western edge of the site are gappy, low or missing - Could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

Version 1a

Site S0181: Chestnut Way, Repton

Description:

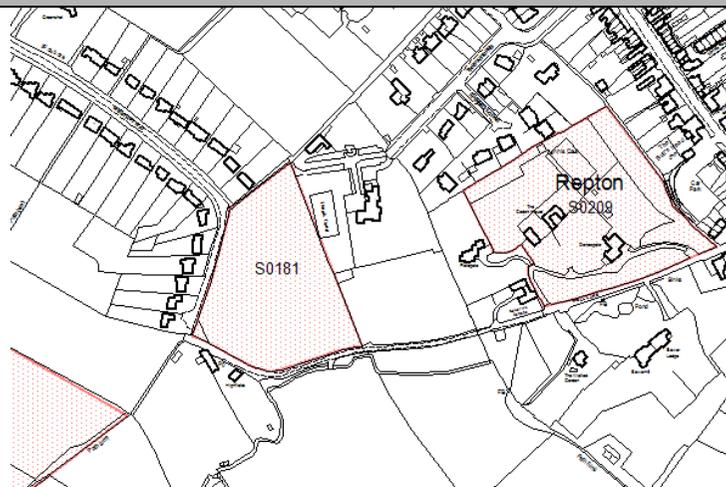
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises agricultural land. It extends some 1.3ha and is currently in single ownership. There is medium developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD079 Repton Small Fields. - Potential Wildlife Site SD0078 Well Lane Meadows is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site..	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site,	
	Will it promote healthy lifestyles?		- The site is located with 800m of a sports pitch, within 1200m of the village centre and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located within 1.2km of the village centre. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled path along Chestnut way and Burton Road	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village and healthcare. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3) within 400m of the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. - 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The land classification of the site is Grade 4 (Poor) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within flood zone 1 - There are some areas of low susceptibility to surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of the village centre and is within 400m of an hourly bus service. - The nearest employment site of 10ha or more is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development could affect the setting of Repton Conservation Area which is adjacent to the site, and is likely to have an impact on the nearby listed buildings including Grade II Easton House, which is to the east of the site. - No HERS sites are located within the site or the immediate surrounding area. - Impacts could be dependent on the detailed design and layout of the scheme but it is very difficult to imagine a development that would not be most detrimental to the setting of Easton House and the conservation area. . 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to the Repton Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by a post and rail fence and Chestnut Way to the east of the sites and trees and hedgerows to the north, east and south - Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape. - The land parcel could contribute towards green infrastructure provision - Uncertain effect due to the lack of information held regarding potential site design and layout. 	

Site S0209. Site at The Coach House and Danesgate, Well Lane, Repton

Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site extended some 1.81ha and is predominantly greenfield, comprising garden, with two dwellings on the site. The site is within multiple ownership, however all parties are willing to develop the site and there is no developer interest. The site is located within Repton Conservation Area, there is a Grade II Listed Building on the site (which would remain on the site) and the site slopes upwards from the section fronting Well Lane.



Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD079 Repton Small Fields - Potential Wildlife Site SDPLWS off Pinfold Land is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records help indicating protected or BAP species within 100m of the site. Based on incomplete data will require updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirement development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution wards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 2.4km at Willington.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre and sports pitch, however is within 1200m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15% dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the gradient and access on the site would require further assessment.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop for the V3 service to Burton and Derby is located within 800m of the site. - The site is located within 800m of the village centre. - There is no metalled footpath immediately adjacent to the site. The closet footpath is located in close proximity to the site opposite 14Well Lane - The village has relatively good service provision (including a primary school, a village hall, public house, convenience store, post office, leisure facilities)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirement for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of the site. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available. - Well Lane which would provide access to the site is narrow.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield. There is limited potential to reuse waster material on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste onsite (existing dwellings only equate to 0.06ha of the site), although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure new development conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is predominantly greenfield, although it comprises dwellings and their domestic gardens, so cannot be considered to be agricultural. 	<ul style="list-style-type: none"> - None identified
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1 - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site within 800m of the village centre and an hourly bus service. - The nearest major employment site is more than. 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will impact on the character of Repton Conservation Area (the site is located within the Conservation Area) and Listed Buildings including Grade II Danesgate Well which is located within the site (and would retain within the site), Grade II Homelands and 100-106 High Street to the east, Grade II* The Grange to the south and Grade II Western House to the west. - No HERS sites are located within the site, however DR4337 The Grange is located within 100m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the Repton Conservation Area and adjacent to an Area of Archaeological Significance. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. With only 0.06ha of site containing brownfield land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Melbourne Parklands Landscape Character Area. - The site contains a steep slope upwards from the section from Well Lane. - The site contains TPO31 which cover most of the south border of the site and the east boundary of the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site consists of garden land and 2 existing dwellings (equates to 0.06ha of the site) which are generally well defined and enclosed by existing development, hedgerows and hedgerow trees. - The site contains TPO31 which covers most of the southern border of the site and the east boundary of the site. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0242: Land to the south east side of Burton Road, Repton

Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

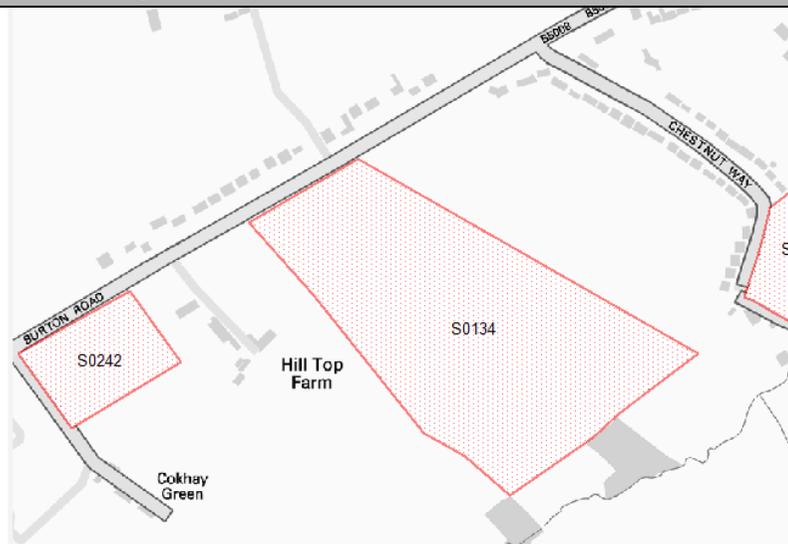
The site comprises greenfield land. It extends 1.62ha and is currently in single ownership. There is high developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution to open and recreation provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located with 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. - 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Land is likely to be Grade 2 very good quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is well located in respect of an hourly bus service (bus stop within 400m of the site). The site is within 1.2km of the village centre. - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No HERS sites are located within the site. However HERS24547 Post Medieval Mill, Repton is located within 200m (to the south east) of the site and HERS24503 Crop marks of 2 U enclosures and linear features is within 250m to the north east of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by trees, a post and rail fence and Burton Road to the north, trees to the west and east and hedgerows to the south. - Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape. - The land parcel could contribute towards green infrastructure provision - Uncertain effect due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0257: Land off Milton Road, Repton

Description:

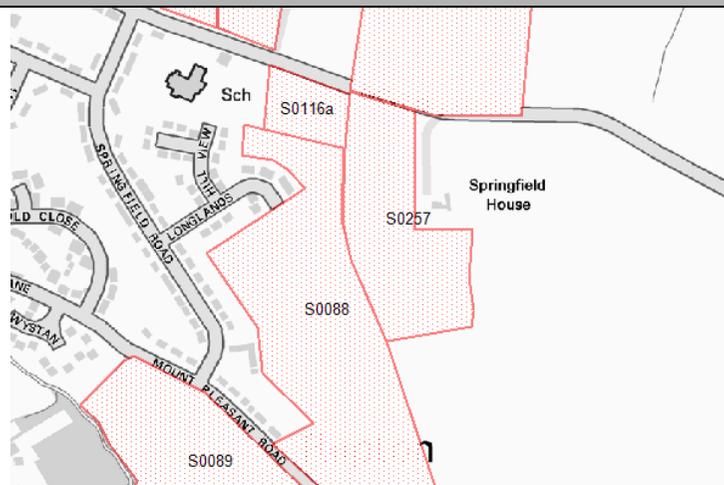
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises agricultural land. It extends some 2.78ha and is currently in one ownership. There is high developer interest in the site. A planning application for residential development, 9/2014/1101, was submitted and subsequently withdrawn.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 350m of SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected species or BAP species within 100m of the site. Potential for commuting and foraging bats and breeding birds on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Withdrawn outline planning application 9/2014/1101 proposed new landscape planting and compensation planting, where required, utilising native, locally sourced species.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Withdrawn outline planning application 9/2014/1101 suggested that affordable housing and a range of house types could be provided on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward on-site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.9km from the site,	
	Will it promote healthy lifestyles?		- The site is located within 800m of a primary school, within 1200m of the village centre, however more than 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- one accident has been recorded on the on the local highway network over the most recently available five year period. The single accident (catergorised as 'slight' was recorded at the Milton Road junction with Springfield Road - concerns regarding site access have been identified by the transport Authority	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - Outline planning application 9/2014/1101 proposes affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to Part 1 allocation at Repton. The site is within 1200m of Repton Village Centre and more than 800m from a bus stop to Burton and Derby (An hourly weekday service and a Sunday Service). - There is no metalled footpath from the site to the village. The nearest footpath is located on Milton Road on the opposite side of the road to the site. The site promoter indicates that the Milton Road footway could be extended along the site frontage.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1101 indicated that contributions towards education and health will be considered and open space would be provided on site. - Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The traffic generation assessment submitted with planning application 9/2014/1101 indicated that the proposed development will generate a modest level of additional traffic movements on the local highway network. The impact of these additional trips is by the applicants Transport Assessment to be negligible, although this would need to be confirmed by the local highway authority.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of the site. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1101 reserves all matters except access.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Land includes best and most versatile land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within flood zone 1 - There is no indication of surface water flooding on the site. - A flood risk assessment was submitted with withdrawn planning application 9/2014/1101 which concluded that the site was not at risk of flooding and would not pose a flood risk elsewhere if developed, although this would need to be confirmed by the Environment Agency. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of the village centre, and within 800m of a bus service. - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed building or Repton Conservation Area - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme. - the site is considered to have a low archaeological potential for the prehistoric and Roman period and low potential for the Medieval period 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area - Side could erode the separation between Repton and Milton 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedgerows and existing development (Milton Road to the north) - The land parcel could contribute towards green infrastructure provision - Outline planning application 9/2014/1101 (all matters reserved except access) proposed open space and landscaping provision within the site. However details of the scheme would be determined at reserved matters stage. 	

Version 1a

Site S0273: Land at Cockhay Farm, Repton

Description:

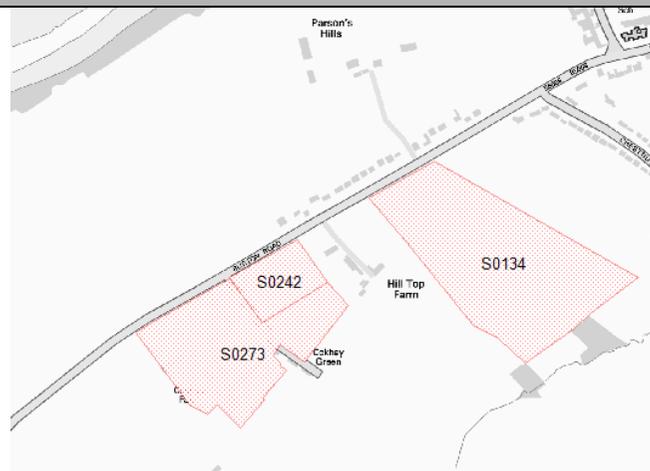
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises agricultural land, equestrian premises and a dwelling. It extends 5.83ha and is currently in single ownership. There is low developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. - 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly greenfield - Land is likely to represent Grade 2 very good quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is well located in respect of an hourly bus service (bus stop within 400m of the site). The site is within 1.2km of the village centre - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - HERS24547 (post medieval windmill) is located within the site. - Impacts could be dependent on the detailed design and layout of the scheme. - Uncertain potential for underground archaeology in the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. But does include some previously developed land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape. - The land parcel could contribute towards green infrastructure provision - Uncertain effect due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0278: Land at Bower Hill, Repton

Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton.

The site measures 0.6ha in size, is greenfield and is in single ownership.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Development is more than 300m from the nearest local wildlife site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution toward the delivery of affordable housing to meet local needs due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Given local plan requirements development would be expected to make provision for a range of house sizes. However due to the sites size development would make no contribution towards the provision of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could potentially make a small contribution toward open space improvements within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.5km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre and lies adjacent to a sports pitch. However Repton Primary School more than 1200m from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development would make no contribution towards the provision of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no metalled footpath along Broomhills Lane. - The site is located within 800m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards improved provision of education, open space and sports provision in the village. - It is unlikely that a site of this scale would deliver new facilities, but it could help to sustain established shops and services. In the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale would have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of the site. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband. .	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is greenfield and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development and its position adjacent to the built framework, impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. - 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 2 very good quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of a bus service and the village centre, - The site is more than 4km from the nearest major employment site. - 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no registered sites or monuments within the site. - The eastern part of the site lies within Repton Conservation Area. - The Grange, a Grade 2 listed building, lies within 70m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - The northern part of the site lies within Repton Conservation Area and the site lies adjacent to an Area of Archaeological Significance. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site bounded by hedgerows to the west and contains trees to the north. Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape. - The land parcel would have an uncertain impact on green infrastructure provision due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0019. Site at Former Nursery, London Road, Shardlow

Description:

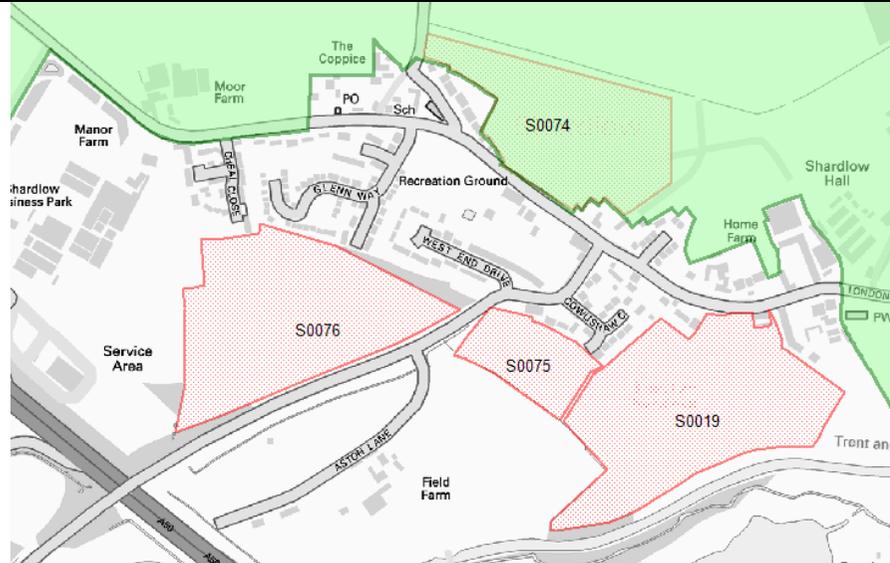
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is a former nursery and contains telephone exchange, agricultural and residential land. The site is predominantly greenfield; however there is a small brownfield element where existing buildings stand. The site extends 6.69ha and is currently in single ownership, there is high developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 750m of SD162 (Cavendish Bridge). - Potential Wildlife Site SDR6447 (Witches Oak Water) is 76m from the site.	
	Could development affect protected species or BAP priority species?	No	- Breeding birds are likely to be present within the trees and hedgerows on site. The Ecology Survey accompanying application 9/2014/1216 indicates that to minimise any potential impact or disturbance to protected breeding birds, any vegetation clearance should be undertaken outside the bird breeding season, i.e. from late August, and be completed by late February. - Trees surrounding the site are likely to be used by bats for commuting and foraging. These trees are to be retained as part of the landscaping of the site. If they are to be affected by any works a further investigation by a qualified tree climber is recommended to ascertain the trees' usage by bats. - The mosaic scrub on site is considered optimal for use by reptiles. The areas of scrub and grassland along with the drainage ditch are all considered likely to provide suitable habitat for foraging, commuting and resting reptiles. Due to the mosaic of habitats identified within the survey area, it is recommended that reptile surveys are carried out across the survey area to confirm presence/absence. - The riparian habitat of the Trent and Mersey Canal on the southern boundary could support water vole amphibious and otter with the habitats providing suitable locations for water vole burrows and otter holts within the banks and beneath the roots of mature bankside trees. A record of otter dated 2002 was returned 0.61km east associated with the Aston Brook/Trent confluence. Additional records dated from 2000 onwards until 2003 were also associated with the River Trent at Kings Mills and at Shardlow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- The Ecology Survey submitted with application 9/2014/1216 indicates that landscaping should aim to mitigate the loss of trees and improve bird habitats on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2014/1216 proposes that the development should include 29 affordable homes for rent and shared ownership.	- Ensure policies support the delivery of appropriate mix

meet local needs	Will it increase the range and affordability of housing for all social groups?		- Outline planning application 9/2014/1216 proposes affordable housing on site and a mixed and housing types	and tenure of new homes in accordance with H19 and H20.
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	
To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The concept Master plan for application 9/2014/1216 proposes open space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 1.8km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office and Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area. Outline planning application 9/2014/1216 proposes 30% affordable housing on site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20

To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - Hourly bus service is within 400m. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall all within 800m of the site. - There is a metalled footpath adjacent to the site, which could connect the site the village services. - The nearest major employment area is within 3km at Castle Donington. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution toward the provision of new education provision in the village and will contribute toward open space provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The Transport Assessment submitted with planning application 9/2014/1216 indicates that impact on the highway network will be minimal. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out. 	<ul style="list-style-type: none"> - Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period. 	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - Development will have an uncertain effect and would be dependent upon the type of housing delivered. 	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> - Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services. 	<ul style="list-style-type: none"> - Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> - Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect). 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages. 	

To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information has been provided by the site promoter. (application 9/2014/1216 is for outline permission, all matters reserved)	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is potential (however limited) to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 local plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however limited) to reuse demolition waste on site. In addition the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site lends itself to natural drainage catchments and that there will therefore be no need for a SUDS scheme.	
To reduce water, light, air and noise pollution	Will it reduce water pollution?		- Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. -	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is predominantly greenfield, but is brownfield in part. - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 2 and 3a. - The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site may be susceptible to surface water flooding during a 1:100 year storm. The drainage system for the site will need to take account of this. There is an area of susceptibility to surface water flooding within the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.	
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?		- The site is located within 400m of an hourly bus service and within 800m of the village centre. - The nearest major employment site is within 3km at Castle Donington	- Appropriate transport policy

change and the District's contribution towards the causes	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation although no information in this respect is provided with planning application 9/2014/1216.	(INF2) to be included in the plan to maximise travel choice
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development could affect Shardlow Conservation Area which is adjacent to the site and nearby listed buildings (Grade II Listed Shardlow Manor – which is adjacent to the site and Grade II listed Church of St James which is in within 100m of the site). Great care would be needed to protect views to the south from the manor towards the canal. There could be a significant impact on the setting of these Listed buildings in particular the Manor and Church of St James. - No HERS sites are located within the site, however HERS25203 Shardlow St James is within 50m of the site, HERS25208 Shardlow AP Pit Alignment Feature is adjacent to the western boundary of the site. HERS99002 The Trent and Mersey Canal is 20m from the site. - Scheduled Ancient Monument is located within 500m of site to the south west. - Impacts will be dependent upon the design and layout of any proposed development.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Site lies adjacent to the Shardlow and Trent and Mersey Canal Conservation Areas.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is predominantly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Green Belt. - The site is located within the Trent Valley Washlands Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the north, pronounced hedgerow to the west, trees to the south west and trees and the canal to south and to a limited extent hedgerows and trees to the east. - Planning application 9/2014/1216 proposes trees and planting on site and an amenity space to the south and south east of the site. This land parcel could contribute towards green infrastructure provision.	

Version 1d

Site: S0074. Land at London Road, Shardlow

Description:

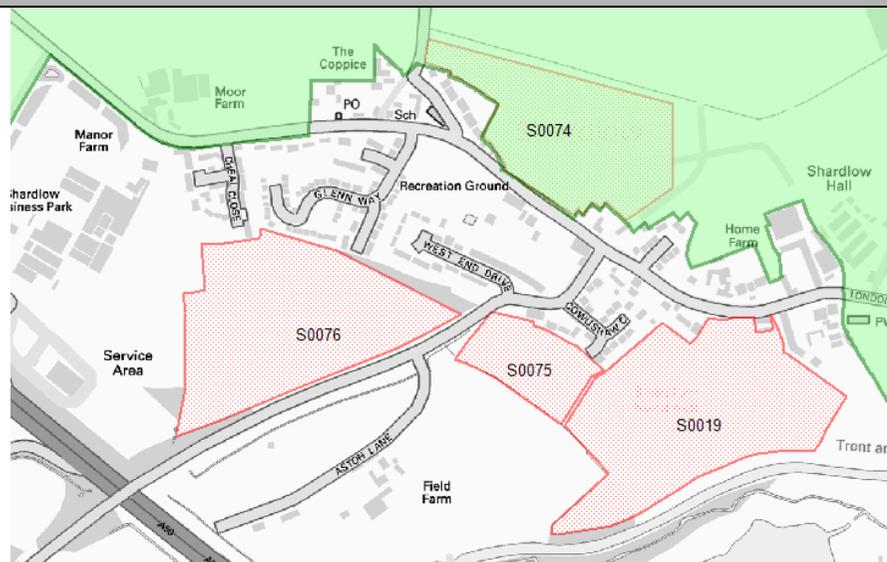
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is greenfield and is currently used as farmland. The site is 4.53h, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD169 Bellington Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data, needs updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 3.2km from the site,	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located within 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Hourly bus service within 400m of the site. - There are some facilities within the village including a shop, post office, primary school, recreation ground within 800m and a village hall within 1200m. - There is a metalled footpath adjacent to the site on London Road which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on highway congestion is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site - There is no off-highway greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution the site could make in respect of urban design, likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site.. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 3a and 2. - The site contains very small areas low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - All village centre services and facilities are within 800m apart from the village hall, which is within 1200m. The site is within 400m of an hourly bus service. The nearest major employment site lie within 4km at Castle Donington. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development could affect Shardlow Conservation Area which is adjacent to the site and setting of nearby listed buildings (Grade II listed buildings: The Dower House, Barn and Cowshed, 83 London Road and the Dog and Duck Inn) - HERS25206 Earthworks West of Ambaston Lane covers the site. HERS 25212 Earthworks West of Ambaston Lane and HERS25213 Earthworks West of Bottom Wood are adjacent to the site and HER25295 Shardlow AP Circular Mark is within 100m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. NR site visit 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - The site is located within the Green Belt 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and roads to the south and west, and to limited extent hedgerows to the north and east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0075. Land at Cowlshaw Close and Aston Lane, Shardlow

Description:

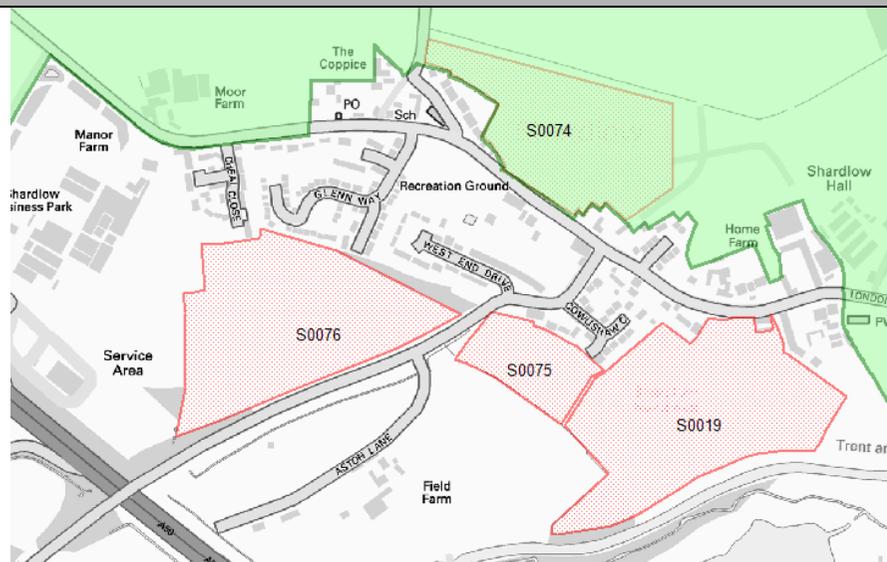
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is greenfield and is currently used as agricultural land. The site is 1.5ha, is currently in single ownership and there is no developer interest in the site.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD162 Cavendish Bridge Complex	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly service to Derby and Leicestershire, including a Sunday service. - Village centre facilities are within 800m except the village hall, which is within 1200m. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this size would have a significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There are no off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution the site could make in respect of urban design, likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 3a. - The site contains very small areas of low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service and within 800m of village centre facilities, but the village hall is within 1200m. - The nearest major employment site is located within 4km at Castle Donington. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Close to important known concentrations of prehistoric and Roman archaeology. HERS25208 Shardlow AP Pit Alignment Feature is located adjacent to the southern boundary of the site. HERS2502 Shardlow AP Features is located within 100m of the site and HERS25206 Shardlow AP Features is located within 200m of the site. - 420m from Scheduled Ancient Monuments - Archaeological evaluation (air photo analysis, geophysics, trial trenching) may be needed as part of a planning application. - Impacts could be dependent on the detailed design and layout of the scheme but potential impact on setting of conservation area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, trees to the east and south and hedgerow to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site: S0076. Land at Aston Lane, Shardlow

Description:

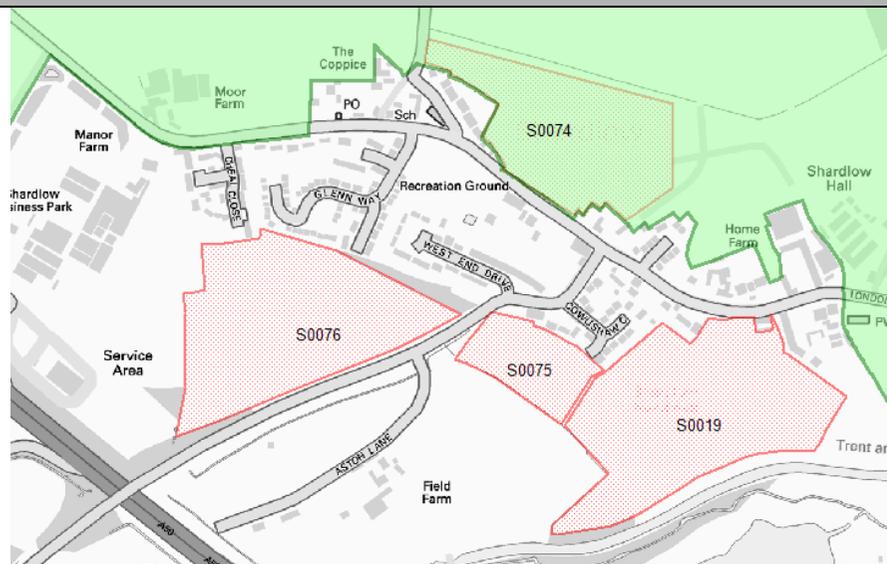
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is greenfield and is currently used as agricultural land. The site is 6.6ha, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is approximately 1.5km away at SD167 Brickyard Plantation and Claypit.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward open space and recreation provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or expansion of health care facilities within 3km of the site. The nearest GP is located within Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development of the site would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing villages. Bus stops are located within 400m of the site which provides an hourly service to Derby and Leicestershire, including a Sunday service. - Village centre facilities are within 800m except for the village hall, which is more than 1200m away. - There is a metalled footpath adjacent to the site on Aston Lane which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution the site could make in respect of urban design, likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Part of the site lies within flood zone 2 and 3a and part of the site lies within flood zone 1. - Site contains a very small area of susceptibility to surface water flooding.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and is within 800m of most village centre services, but is more than 1200m from the village hall. - Site lies within 4km of the nearest major employment area at Castle Donington. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Contains a significant concentration of prehistoric/ Roman cropmarks, possibly including an extension of the Aston cursus. May be of national importance. Allocation may be unsound due to harms to nationally important archaeological remains. HERS2501 Shardlow AP Features is located within the site, HERS2505 Shardlow SP Circular Mark and HERS25210 Ridge and Furrow are adjacent to the site. and HERS25208 Shardlow AP Pit alignment feature is within 150m of the site. - Scheduled Ancient monument is located within 200m of the site. - Impacts could be dependent on the detailed design and layout of the scheme, but care would need to be taken to avoid impact on the setting of the nearby conservation area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Character Area 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the east, Aston Road and trees to the south and trees and hedgerows to the west and north west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site S0137: Land at Sealey Close, Willington

Description:

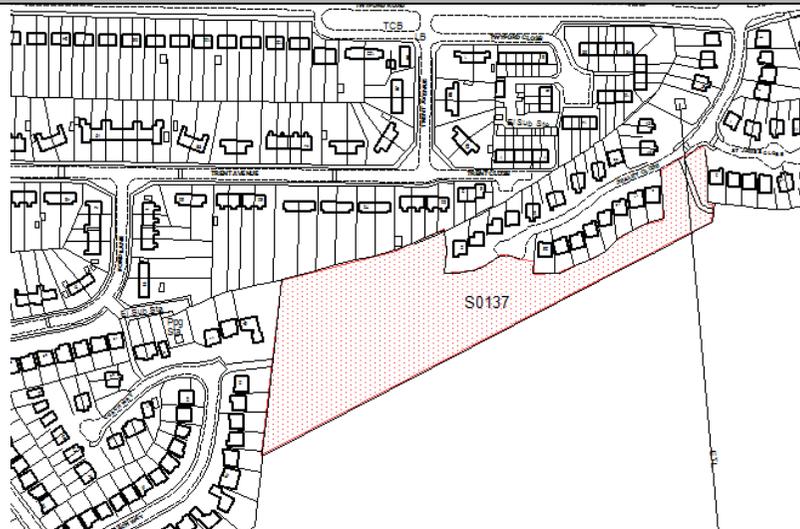
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site is grassland situated to the rear of residential properties. It extends some 1.37ha and is currently in single ownership. There is no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD084 Sports Ground Marsh.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington, within 2km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, just outside 800m of Willington Primary school and within 1200m of Willington Village Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of an hourly bus service to Burton and Derby. There is a Sunday service every two hours. - The site is within 1200m of Willington railway station, connecting to Derby, Nottingham, Burton and Birmingham, although services are relatively infrequent. - The village centre lies within 1200m. - There are metalled footpaths on routes leading to the village centre.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact identified	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an hourly bus service to Burton and Derby. - There are no established off road cycle routes in this location.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality and/or Grade 4 poor quality agricultural land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies mainly within Flood Zone 3b and partly within Flood Zones 2 and 3a. - The site contains area of low to medium susceptibility to surface water flooding at the centre of the southern boundary.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of the village centre - The site is within 800m of an hourly bus service. - The nearest major employment site lies within 4km at Toyota. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting or any listed buildings or conservation areas. - Approximately half of the site is located HERS27919 Willington AP double ditched enclosure and pit alignment and other half is located HER27917 Cropmarks. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, west and east and by a post and rail fence to the south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

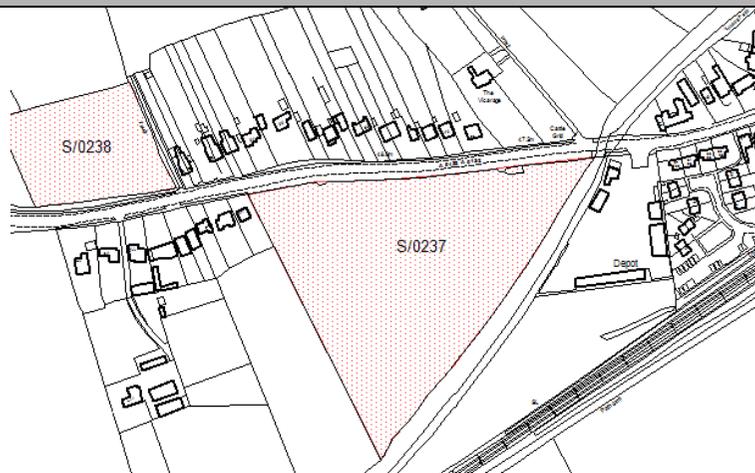
Version 1a

Site S0237: Land at the Castle Way, Willington

Description:

The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises of agricultural land. It extents 2.59ha and is currently in single ownership. There is no developer interest in the site.



Key



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MAP IS NOT TO SCALE NORTH 

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD390 Highbridge Wetlands. - The site is adjacent to Potential Wildlife site 99002 The Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre. However the entrance to Willington Primary School is located within 1200m of the site on foot and a sports pitch is within 800m of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known how development will affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 500m of the site. - The village centre is within 800m of the site. - There is no metalled footpath immediately adjacent to the site. The closest footpath ends before the north east corner of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service. - There are no established off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Proximity of the site to railway could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre. - The nearest major employment site lies within 4km, at Toyota. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development could affect the setting of the Trent and Mersey Canal, which is adjacent to the site. Development would need to be pulled away from the canal and a strong buffer retained to avoid detrimental impact on its setting and rural character at this point. - No HERS are located on the site, however HERS99002 The Trent and Mersey Canal is adjacent to the site, HERS 27928 Willington is located 100m to the south of the site and HERS27923 Willington Quarry is located 200M to the west of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to the Trent and Mersey Canal Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of low sensitivity according to the County Council's Areas of multiple environmental sensitivity - The site is located within Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Castle Way and hedgerows to the north, hedgerows to the east and the Trent and Mersey Canal to the south east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0238: Land at the Castle Way, Willington

Description:

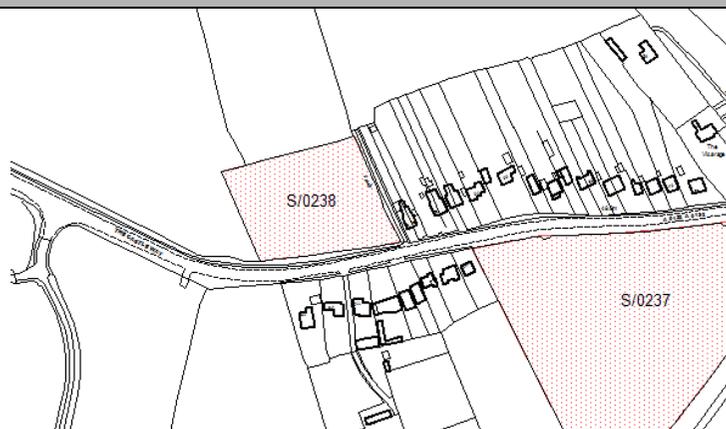
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises of agricultural land. It extents 0.75ha and is currently in single ownership. There is no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservations (County Wildlife Site) is located 340m of SD390 Highbridge Wetlands. - The site is within 300m of Potential Wildlife Site SDR6408 Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the local plan requirement development would be likely to deliver a range of house sizes. However due to the size of the site, the site would make no contribution towards the provision of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of Willington village centre. However the entrance to Willington Primary School is located 1200m from the site on foot and a sports pitch is within 1km of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would provide no contribution towards affordable housing. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - The site is within 800m of the village centre. - There is a metalled footpath adjacent to the site on Castle Way, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus route. - There are no established off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to average quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly or better bus service and within 800m of Willington Village Centre. - The nearest major employment site lies within 4km, at Toyota. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No HERS are located on the site, however HERS27923 Willington Quarry is located within 40m of the site and HERS99002. The Trent and Mersey Canal is located within 300m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Castle Way and hedgerows to the south, and hedgerows to the hedgerows to the east, west and north. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0266: Land at King Fisher Lane, Willington

Description:

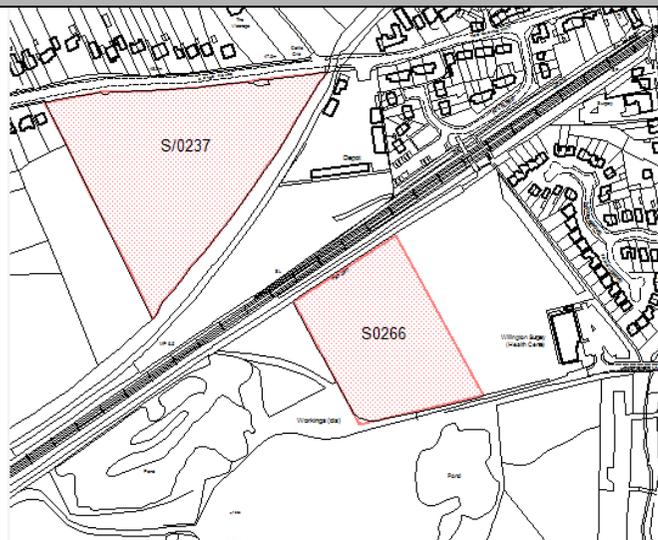
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises a restored minerals extraction site, - a greenfield site. It extends 1.7ha and is currently in single ownership. There is high developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD382 Willington Wetlands.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, within 200m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Willington Village Centre and within 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is a known need for affordable housing in this location.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - The village centre is within 800m. - It is anticipated that the village centre would be accessible from the site via a metaled footpath following construction of adjacent consented residential development to the east.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development have on highway congestion	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service. - There are no established off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Proximity of the site to railway could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There is a very small area of low susceptibility to surface water flooding within the site 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre, - The nearest major employment site is Toyota, which lies within 4km of the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is covered by HERS27928 Willington –. In addition the site is located within 100m of HERS99002. Likely to be in the disturbed area associated with Willington Quarry. - The Trent and Mersey Canal Conservation Area is located within 100m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by trees and the railway line to the north and Kingfisher Lane to the south. The development is open to the north and east, however existing housing development is currently being constructed to the north of the site. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site S0282: Land at King Fisher Lane, Willington

Description:

The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

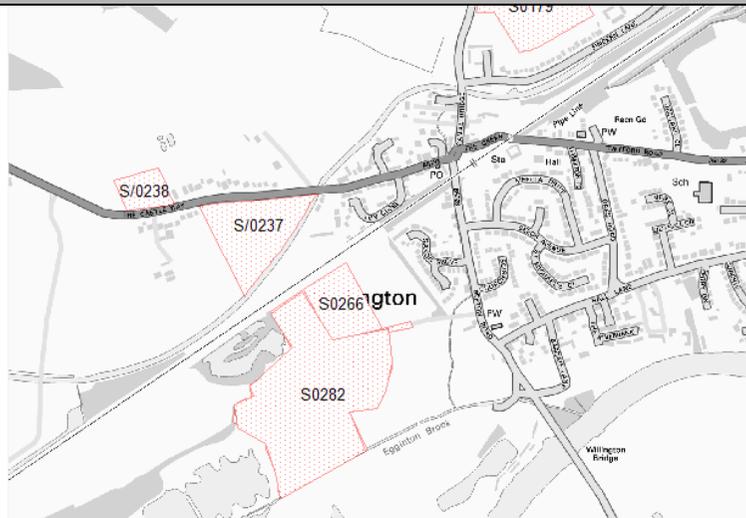
The site is greenfield and extends 7.81ha.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- Part of County Wildlife Site SD382 Willington Wetlands is located within Willington wetlands. The site is within 100m of SD390 High bridge Wetland.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, within 200m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Willington Village Centre and within 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is a known need for affordable housing in this location.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop, which provides an hourly service to Derby and Burton and a service every two hours on Sunday. Willington railway station is within 800m of the site. - The supermarket, post office, village hall and pub are within 800m and the primary school within 1200m. - The site could potentially connect to a metalled footpath following construction of adjacent consented residential development to the north east.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion. This would need to be the subject of a Transport Assessment.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service. - There are no established off road cycle routes in this location.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Proximity of the site to railway could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The Southern part of the site is located within flood zone 3b and 3a, a large proportion of the site is flood zone 2 and the northern part of the site is located within flood zone 1. - Site contains some areas of low and medium susceptibility to surface water flooding and a very small area of high susceptibility. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre, - The nearest major employment site is Toyota, which lies within 4km of the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is covered by HERS27928 Willington -. In addition the site is located within 70m of HERS99002 The Trent and Mersey Canal. - The Trent and Mersey Canal Conservation Area is located within 70m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by the railway line to the northwest and trees and hedgerows to the south and west. The site is not contained to the east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a