

Gypsy and Traveller Local Authority Public Sites Search

The Council has worked in partnership with other planning authorities within the area to produce a joint evidence document that assess the need for gypsy and traveller accommodation within the district.

The 2023 Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) set out the need for each Local Authority between 2020-2040. The 2023 GTAA identifies two accommodation needs figures for Gypsy and Travellers. The first based on the Planning Policy for Traveller Sites (PPTS) 2015 definition of Gypsy and Travellers which excludes Gypsies and Travellers who have ceased to travel and the ethnic definition, which includes all households who ethnically identify as Gypsies and Travellers. The December 2024 version of the PPTS definition of Gypsy and Traveller is as follows

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”¹

Consequently, the Councils rolling target of provision will be based on the ethnic definition, thereby including in its need calculation those persons that have ceased to travel permanently. Under this definition the July 2023 GTAA identifies a need for 59 pitches between 2020-2040 and this need was broken down into 5-year periods, identifying the following need:

Summary of accommodation needs 2020-40 (pitches)	
Total 2020-25	20
Total 2025-30	12
Total 2030-35	13
Total 2035-40	14
Total 2020-40	59

The GTAA identifies no need for Travelling Showpeople accommodation.

The Council successfully met the Gypsy and Traveller need for South Derbyshire set out within the 2015 GTAA². Between April 2024 - March 2024, 23 pitches were granted planning permission, against a requirement of 21 pitches between 2014 - 2024. The Council is now working towards meeting a higher Gypsy and Traveller need as set out within the 2023 GTAA.

¹ Planning policy for traveller sites, DCLG, December 2024

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

² The Derby, Derbyshire, Peak National Peak and East Staffordshire GTAA Final Report July 2015 can be found on the following webpage: <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/land-premises/the-derby-derbyshire-peak-national-peak-and-east-staffordshire-gtaa-final-report-july-2015.pdf>

The Publication Version of the Local Plan Part 1 Review proposes to allocate Gypsy and Traveller sites within strategic housing/mixed use sites and contains a criteria-based policy to deliver pitches through planning applications. Despite this, the District Council has an unmet need of Gypsy pitches, which it is addressing as far as possible through the Local Plan process and through development management decisions.

The Council is exploring options towards addressing the Council's unmet need as far as possible. The Council has not requested, nor is the Council intending to request any neighbouring authority to accommodate some of SDDC Gypsy and Traveller need.

This document looks at the suitability of District Council owned land for Gypsy and Traveller pitches.

Methodology

An audit of Council owned land has been completed to identify a potential site option/s for a Gypsy and traveller pitch/pitches. This has been undertaken using a GIS layer of council own land to assess site by site their suitability.

Land in existing residential and industrial use that is owned by the Council has been excluded from further assessment as it is not available for development³.

Site assessment – stage 1: high level sift

Sites that were clearly unsuitable such as roads, alley ways and small grass verges, were scoped out and not included in the assessment.

There is no current national guidance on pitch size requirements. The DCLG Designing Gypsy and Traveller Sites: Good Practice Guide (2008), which has been withdrawn, also does not provide specific pitch size thresholds and states that there is no one-size-fits-all measurement of a pitch and it depends on the size of the individual families and their need. However, the guidance states as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers, drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc), parking space for two vehicles and a small garden area.

The 2023 GTAA states:

“Based on DCLG guidance, it can be determined that a pitch of approximately 325 square metres would take into account all minimum separation distance guidance between caravans and pitch boundaries as stipulated in guidance and safety regulations for caravan development. A pitch size of at least 500 square metres (0.05ha) would comfortably accommodate the following on pitch facilities:

- *Hard standing for a touring caravan (enabling households to travel)*

³ At the time of writing this Topic Paper (October 2025), one Council owned Industrial Unit was vacant and was being prepared for relet. There is no indication that the unit would not be occupied in the future.

- *Hard standing for a static caravan (including double static trailers)*
- *2 car parking spaces*
- *1 amenity block*
- *Hard standing for storage shed and drying*
- *Garden/amenity area”*

Consequently, this methodology uses a 500sqm minimum site size threshold, with sites smaller than this discounted from further consideration for gypsy and traveller use.

In addition, sites which are entirely within flood zones 3 will be excluded at this stage due to traveller pitches status as a highly vulnerable use^{4,5}.

Stage 2: Showstopper criteria

Following stage 1, the sites were assessed against criteria to sift out potential sites for showstoppers which would make sites unsuitable for Gypsy and Traveller pitch/s.

The criteria and assessment can be seen in the below table.

Criterion	Description	Outcome
Flood risk	Proportion of the site within flood zone 1. If the site is not capable of accommodating 500sqm (minimum plot requirements) and/or flood risk is across a key access point in flood zone 2, or 3 the site will be dismissed	If the site is not capable of accommodating 500sqm (minimum plot requirement) within flood zone 1, and/or flood risk is across a key access point in flood zone 2, or 3, the site will be dismissed
Access	Access to the site from a public road is not possible or highly unlikely to highway safety and/or requirement of third-party land.	Site is dismissed at stage 2 if access is clearly not possible.
National Environmental Designations	The whole site or majority of the site (the site is not capable of accommodation 500sqm) is covered by a Special Area of Conservation, Site of Special Scientific Interest, National Nature Reserve.	If all the site or the majority of the site is covered by such designation it will be dismissed at stage 2.

⁴NPPF, December 2023 Annex 3: Flood Risk vulnerability classification

⁵ NPPG, Flood Risk and Coastal Change Table 2: Flood risk vulnerability and flood zone ‘incompatibility

Local Environmental Designations	The whole site or majority of the site (the site is not capable of accommodation 500sqm) is covered by a Local Wildlife Site or Tree Presentation Order	If all of the site or the site is not capable of accommodation 500sqm outside of the designation, the site will be dismissed at stage 2.
Historic Environment	The site has a historic designation on the land such as Scheduled Ancient Monument, Grade 1, 2*, 2 Listed Building or Grade 1, 2*, 2 Registered Park and Garden	The site will be dismissed at stage 2 if development is likely to result in harm from a designation within the site. If the site is in proximity to historic designation, the site will be considered at stage 3.
Area of Public Open Space	The site is within an area of Public Open Space (and associated buildings and car parking) which is not surplus to requirement.	If the site is within an area of Public Open Space (and associated buildings and car parking) which is not surplus to requirement, the site is dismissed at stage 2.
	The land contains an open space covenant.	If the land contains an open space covenant, the site is dismissed at stage 2.
	Areas of open space/landscaping which add to the amenity/setting of the housing development/industrial estate.	Areas of open space/landscaping which add to the amenity/setting of the housing development/industrial estate will be dismissed at stage 2.
	Balancing ponds associated with a housing development.	Balancing ponds associated with a housing development will be dismissed at stage 2.
	The site is a Community Woodland.	If the site is a Community Woodland, the site is dismissed at stage 2.
Local Green Space	The whole site or majority of the site (the site is not capable of accommodation 500sqm) is an allocated Local Green Space within South Derbyshire Adopted Local Plan or Adopted	If the whole site or majority of the site (the site is not capable of accommodation 500sqm) is an allocated Local Green Space, the site is dismissed at stage 2.

	Neighbourhood Plans. Paragraph 105 of the 2023 NPPF states <i>“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green area of particular importance to them. ... Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”</i>	
Community Buildings	Community Buildings and associated land.	Existing Community Buildings and associated land will be dismissed at stage 2.
Car Parks	South Derbyshire District Council Car Park. In the absence of any strategy which states SDDC car parks are surplus to requirements, current demand for car parking is high and the requirement for car parking remains.	South Derbyshire District Council Car Parks will be dismissed at stage 2.
	Car parking associated with housing development.	Car parking associated with housing development will be dismissed at stage 2.
Other Council Buildings in active use.	Other buildings owned by the Council (which could be used by the Council or rented to others). This includes garage sites.	Other buildings owned by the Council (which could be used by the Council or rented to others) will be dismissed at stage 2.
Land surrounded by residential dwellings	Gypsy and Travellers have their own traditions and nomadic way of life. Planning Policy for Travellers states that <i>‘The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the</i>	Sites which are surrounded by residential dwellings are dismissed at stage 2.

	<i>traditional and nomadic way of life of travellers while respecting the interests of the settled community.</i>” Planning applications for Gypsy sites/pitches within the South Derbyshire show the preference for Gypsy sites/pitches is in locations which have a reasonable degree of separation from brick-and-mortar dwellings and are spacious sites. This view is confirmed following discussions with the Derbyshire Gypsy and Traveller Liaison Officer. Sites which are in very close proximity and surrounded by bricks and mortar dwellings are not considered appropriate for this reason and development of such sites could cause tensions between the Gypsy and settled community.	
Sites within the River Mease Special Area of Conservation catchment area	Part of the River Mease Special Area of Conservation (SAC) catchment area is located within South Derbyshire. The December 2023 (and 2024) NPPF states the SAC’s should be given the same level of protection as habitat sites. Paragraph 188 of the December 2023 NPPF and paragraph 195 of the December 2024 NPPF explains that where a project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), the presumption in favour	Sites which are located within the River Mease Special Area of Conservation catchment area with no evidence of effective mitigation are dismissed at stage 2.

	of sustainable development does not apply. The Conservation of Species and Habitats Regulations 2017 requires that local planning authorities ensure that new development does not cause adverse impacts to the integrity of protected habitats, such as the River Mease, before granting planning permission. There are currently no identified mitigation solutions available locally to resolve these impacts.	
Other covenants on land	Covenants on land which would restrict the use of the land as a Gypsy site.	Covenants on land which would restrict the use of the land as a Gypsy site would be dismissed at stage 2.
Unsuitable site shape for Gypsy pitch	Sites which are narrow/awkward shape, which would make it difficult or not possible to accommodate pitches and associated amenity buildings.	Unsuitable site shape for a Gypsy pitch will be dismissed at stage 2.

Stage 3: Detailed Assessment

The sites which make it to stage 3, will be assessed against the following criteria:

Highways and access:

Derbyshire County Councils Highways department will RAG score the sites based on the following criteria:

- Red: There is significant infrastructure constraints or access constraints that cannot, or will be difficult to address
- Amber: There are potential highway or access constraints identified by the Transport Authority, although it is likely that these can be adequately addressed
- Green: Highways access can be made and there is likely to capacity in the highways network to accommodate proposed development.

Flooding: Stage 2 of the site ruled out sites not capable of accommodating 500sqm within flood zone 1 (minimum plot requirement) and/or flood risk is across a key access point in flood zone 3 or 3. This flooding criteria provides further commentary on the flood risk on sites.

Surface Water Flooding: A desktop assessment has been undertaken to establish the amount of the site is subject to surface water flooding.

- Red: More than 30% of the site is at high or moderate surface water flood risk, and/or there is high or moderate risk or surface water flood risk across a key access point of the site.
- Amber: More than 5% but less than 30% of the site is located within high or moderate surface water flood risk
- Green: Less than 5% of the site is located within high or moderate surface water flood risk

Habitat/landscape: A desktop assessment has been undertaken by officers using GIS mapping to consider the presence of landscape and habitat designations, including Local Nature Reserves, Local Wildlife Sites, Regionally Important Geological Site, Tree Preservation Orders, Ancient woodland, Green Belt Designation, Special Area of Conservation, River Mease Special Area of Conservation Catchment Area, Site of Special Scientific Interest, National Nature Reserve. The criteria will also consider the topography of the site.

Access to services: A desktop assessment has been undertaken to assess the distance a sites assessment to local services. ⁶

Retail provision:

- Red: Site is more than 800m⁷ from the nearest convenience store. (less than 3000 sqft)
- Amber: Site is within 800m of the nearest convenience store (less than 3000 sqft)
- Green: Site is within 800m of an existing supermarket over 3000sqft.

Education provision:

- Red: Site is more than 1000m⁸ from the nearest primary school.
- Amber: Site is more than 500m, but less than 1000m from the nearest primary school.

⁶ Dialogue between the Council and Derbyshire Gypsy Liaison Group (DGLG) regarding pitch location and access to nearby services revealed that generally Gypsy and Travellers have access to private transport and DGLG suggested that consequently pitches can be in more isolated locations. Access to services will be considered as part of the stage 3 assessment, however, will not be in itself be a determining factor in whether a site is suitable for allocation.

⁷ 800m has been selected as the preferred maximum walking distance to retail facilities. This is equivalent to a 10-minute walk. Beyond this distance it is considered more likely that residents would travel by car. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled routes such as twichells/alleyways etc

⁸ Desirable and acceptable Walking distances to school is based on the Guidelines for Providing Journeys on Foot, published by the Institution of Highways and Transportation, 2000 which indicates desirable distance of 500m and acceptable distance of 1000m

- Green: Site is within 500m of an existing primary school.

Health provision:

- Red: Site is more than 800m from the nearest GP, or Health Centre
- Amber: Site is more than 400m but less than 800m from the nearest GP, or Health Centre
- Green: Site is less than 400m from the nearest GP, or Health Centre

Public transport:

- Red: Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service
- Amber: Site is less than 800m but more than 400m from the nearest bus stop or railway station served by an hourly or better service
- Green: Site is less than 400m from the nearest bus stop or railway station served by an hourly or better service

Existing land uses: A desktop assessment of the existing use of the site and whether the site contains contaminated land, the presence of national grid infrastructure, gas pipeline hazard sites.

Neighbouring land uses: A desktop assessment of any uses within proximity to the site which may conflict or impact upon the amenity of pitches.

Historic Environment: The Councils Conservation Officer will RAG score the sites based on impact of the sites coming forward as gypsy pitches on the historic environment:

- Red: Development of the site is likely to lead to substantial harm, or the total loss of significance of a heritage asset.
- Amber: Development of the site has potential to cause less than substantial harm to the significance of heritage assets.
- Green: Development of the site is unlikely to cause substantial harm to heritage assets significance.

The above factors are considered in the round to reach an overall conclusion on a site's suitability.

Other: Any other comments worth noting, including leases of land.

Appendix 1: Site Assessment Stage 1: High level sift

Below is a list of sites not carried forward into stage 2 and the reason.

Site Name	Reason
Land off Harbin Road, Walton on Trent	Less than 500sqm minimum size threshold.
Land off Hawthorn Lane, Netherseal	Less than 500sqm minimum size threshold.
Land off Arthur Street, Castle Gresley	Less than 500sqm minimum size threshold.
Land at Bass's Crescent	Less than 500sqm minimum size threshold.
Land off Ashley Close	Less than 500sqm minimum size threshold.
Memorial Gardens, High Street, Melbourne	Less than 500sqm minimum size threshold.
Garages at Selina Street, Melbourne	Less than 500sqm minimum size threshold.
Play area at Quick Close, Melbourne	Less than 500sqm minimum size threshold.
Garges at Quick Close, Melbourne	Less than 500sqm minimum size threshold.
Land at Peniston Rise, Melbourne	Less than 500sqm minimum size threshold
Land at Acacia Drive, Melbourne	Less than 500sqm minimum size threshold.
Land at Jubilee Close, Melbourne	Less than 500sqm minimum size threshold.
Land at Jubilee Close, Melbourne	Less than 500sqm minimum size threshold.
Land at Huntingdon Court, Melbourne	Less than 500sqm minimum size threshold.
Land at Huntingdon Court, Melbourne	Less than 500sqm minimum size threshold.
Land at Sweet Leys Way, Melbourne	Less than 500sqm minimum size threshold.
Land off Penn Lane, Melbourne	Less than 500sqm minimum size threshold.
Land off Greenfield Drive, Linton	Less than 500sqm minimum size threshold.
Land off Weatherfield, Linton	Less than 500sqm minimum size threshold.
Land off Main Street, Ticknall	Less than 500sqm minimum size threshold.
Land off Park Lane, Weston on Trent	Less than 500sqm minimum size threshold.
Land off Wilmot Avenue, Weston on Trent	Less than 500sqm minimum size threshold.
Land at Maple Drive, Aston on Trent	Less than 500sqm minimum size threshold.

Land off Green Leas, Aston on Trent	Less than 500sqm minimum size threshold.
Land off Compton Avenue, Aston on Trent	Less than 500sqm minimum size threshold.
Land off Long Croft, Aston on Trent	Less than 500sqm minimum size threshold.
Land at Cemetery, Moor Lane, Aston on Trent	Less than 500sqm minimum size threshold.
Land off Holden Avenue, Aston on Trent	Less than 500sqm minimum size threshold.
Land at Glenn Way, Shardlow	Less than 500sqm minimum size threshold.
Land at Glenn Way, Shardlow	Less than 500sqm minimum size threshold.
Land at West End Drive, Shardlow	Less than 500sqm minimum size threshold.
Land at West End Drive, Shardlow	Less than 500sqm minimum size threshold.
Land at West End Drive, Shardlow	Less than 500sqm minimum size threshold.
Allotment off Wilne Lane, Shardlow	Located within Flood Zone 3.
Land off Wilne Lane, Shardlow – car park	Located within Flood Zone 3.
Lan off Mountfield Way, Boulton Moor	Less than 500sqm minimum size threshold.
Land at Grampian Way, Stenson	Less than 500sqm minimum size threshold.
Land at Bicester Avenue, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Zetland Cresent, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Zetland Cresent, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Wilton Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Beaufort Road, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Southdwon Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Goathland Road, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Tyndale Chase, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Tyndale Chase, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Stenson Road, Stenson Fields	Less than 500sqm minimum size threshold.

Land at Quantock Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land at Quantock Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land off Trent Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land off Cowdray Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land off Holderness Close, Stenson Fields	Less than 500sqm minimum size threshold.
Land off Holderness Close, Stenson Fields	Less than 500 sqm minimum size threshold.
Land off Brook Close, Findern	Less than 500 sqm minimum size threshold.
Car Park at Lower Green, Findern	Less than 500 sqm minimum size threshold.
Land at Mill Cose, Findern	Less than 500 sqm minimum size threshold.
Land off Wallfields Close, Findern	Less than 500 sqm minimum size threshold.
Land off Wallfields Close, Findern	Less than 500 sqm minimum size threshold.
Land off Castle Hill, Findern	Less than 500 sqm minimum size threshold.
Land off Merlin Way, Mickelover	Less than 500 sqm minimum size threshold.
Land off Hospital Lane, Mickleover	Less than 500 sqm minimum size threshold.
Land off Kingfisher Close, Mickleover	Less than 500 sqm minimum size threshold.
Land off Wren Way, Mickleover	Less than 500 sqm minimum size threshold.
Land off Kingfisher Close, Mickleover	Less than 500 sqm minimum size threshold.
Land off Ash View Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Melville Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Old Station Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Old Station Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Old Station Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Old Station Close, Etwall	Less than 500 sqm minimum size threshold.
Land off Field Avenue, Hatton	Site is within flood zone 3.

Land off Bradshaw Meadow, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land at the Sheiling, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land at Holme Close, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land at Scropton Road, Hatton	Site is within flood zone 3.
Land off Field Avenue, Hatton	Site is within flood zone 3, also a Local Green Space.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Less than 500 sqm minimum size threshold. Site is within flood zone 3.
Land off Appletree Road, Hatton	Site is within flood zone 3.
Land at Granville Close, Hatton	Site is within flood zone 3.
Car park off Station Road, Hatton	Site is within flood zone 3.
Land off Hassall Road, Hatton	Site is within flood zone 3 and is a Local Green Space
Land off William Newton Close, Egginton	Less than 500 sqm minimum size threshold.
Land off Dale End Road, Hilton	Less than 500 sqm minimum size threshold.
Land at Egginton Road, Hilton	Less than 500 sqm minimum size threshold.
Land off Ivy Close, Willington	Less than 500 sqm minimum size threshold.
Land off Ivy Close, Willington	Less than 500 sqm minimum size threshold.
Land off Burton Road, Repton	Less than 500 sqm minimum size threshold.
Land off Pinfold Close, Repton	Less than 500 sqm minimum size threshold.
Land off Pinfold Close, Repton	Less than 500 sqm minimum size threshold.
Land off Burton Road, Midway	Less than 500 sqm minimum size threshold.

Land at Guildford Avenue, Midway	Less than 500 sqm minimum size threshold.
Land off Woodward Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Frank Bodicate Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Frank Bodicate Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Frank Bodicate Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Frank Bodicate Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Browning Road, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Browning Road, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Browning Road, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Bishops Gate, Woodville	Less than 500 sqm minimum size threshold.
Land at Outram Drive	Less than 500 sqm minimum size threshold.
Land at Outram Drive	Less than 500 sqm minimum size threshold.
Land at Outram Drive	Less than 500 sqm minimum size threshold.
Land at Outram Drive	Less than 500 sqm minimum size threshold.
Land at Mickleton Close, Church Gresley	Less than 500 sqm minimum size threshold.
Land at Rockcliffe Close, Church Gresley	Less than 500 sqm minimum size threshold.
Land at Maurice Lea Memorial Park, Church Gresley	Less than 500 sqm minimum size threshold.
Land at Maurice Lea Memorial Park, Church Gresley	Less than 500 sqm minimum size threshold.
Land off Cleveland Close, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Salford Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Salford Way, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Granfield Avenue, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Westminster Drive, Swadlincote	Less than 500 sqm minimum size threshold.
Land at Rowley Court, Swadlincote	Less than 500 sqm minimum size threshold.
Land at the Knoll, Midway, Swadlincote	Less than 500 sqm minimum size threshold.

Land off Elmsleigh Drive, Midway, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Chestnut Avenue	Less than 500 sqm minimum size threshold.
Land off Springwood Farm Road, Midway, Swadlincote	Less than 500 sqm minimum size threshold.
Land off Aston Drive/ Mackwoprth Close, Newhall	Less than 500 sqm minimum size threshold.
Land off Claymar Drive/ Claythorne Close, Newhall	Less than 500 sqm minimum size threshold.
Land off Cottage Close, Newhall	Less than 500 sqm minimum size threshold.
Land off Chesterfield Avenue, Newhall	Less than 500 sqm minimum size threshold.
Land off Chesterfield Avenue, Newhall	Less than 500 sqm minimum size threshold.
Land off Mewadow Way, Newhall	Less than 500 sqm minimum size threshold.
Land off Pine Grove, Newhall	Less than 500 sqm minimum size threshold.
Garges at the Shrubbery, Woodville	Less than 500 sqm minimum size threshold.
Land off Bramble Walk, Overseal	Less than 500 sqm minimum size threshold.
Land off Bailey Avenue, Overseal	Less than 500 sqm minimum size threshold.
Land off Croft Close, Netherseal	Less than 500 sqm minimum size threshold.
Land off Hawthorn Avenue, Overseal	Less than 500 sqm minimum size threshold.
Land at Burton Road, Coton in the Elms	Less than 500 sqm minimum size threshold.
St Johns Drive, Swadlincote	Less than 500 sqm minimum size threshold.
Land to the rear of New Road	Less than 500 sqm minimum size threshold.
Land at Abbotts Close, Newhall	Less than 500 sqm minimum size threshold.
Land at Appleton Close, Newall	Less than 500 sqm minimum size threshold.
Garages at High Street, Woodville	Less than 500 sqm minimum size threshold.
Garages at Chapel Street, Smisby	Less than 500 sqm minimum size threshold.
Garages of Wellwood Road, Newhall	Less than 500 sqm minimum size threshold.

Garages at Pine Grove, Newhall	Less than 500 sqm minimum size threshold.
Garages off Plumber Road, Newhall	Less than 500 sqm minimum size threshold.
Garages at Chestnut Avenue, Newhall	Less than 500 sqm minimum size threshold.

Appendix 2: Site Assessment Stage 2: Showstopper criteria

Below is a list of sites not carried forward into stage 3 and the reason.

Site Name	Reason
Philip D Richardson Memorial Ground, Netherseal	The site is identified as a green space (playing field) and has not been surplus to requirements. Site is located within the River Mease Special Area of Conservation catchment area. Site does include land, which is within flood zone 3, however over 500sqm is outside of flood zone 3.
Land off Hunts Lane, Netherseal	Site is located within the River Mease Special Area of Conservation catchment area.
Netherseal Village Hall, Main Street, Netherseal	The site is a community building. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Hawthorn Avenue, Netherseal	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Garages at Hawthorn Avenue, Netherseal	Other buildings owned by the Council (which could be used by the Council or rented to others). Site is located within the River Mease Special Area of Conservation catchment area.
Land off Edward Street, Overseal	The site is used as green space (play area) and has not been identified as surplus to requirement. The remaining site is less than 500sqm minimum size threshold. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Forest View, Overseal	The land contains an Open Space Covenant. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Manor School View, Overseal	The land contains an Open Space Covenant. Site is located within the River Mease Special Area of Conservation catchment area.

Land off Diasy Lane, Overseal	The whole site is a Local Wildlife Site (Overseal Church Meadow). Site is located within the River Mease Special Area of Conservation catchment area.
Land off Lullington Road, Overseal	Site is identified as a green space (allotment), and has not been identified as surplus to requirements Site is located within the River Mease Special Area of Conservation catchment area.
Land off Lullington Road, Overseal	Covenant on land regarding easement and drainage. Site is located within the River Mease Special Area of Conservation catchment area.
Garages at Bailey Avenue, Overseal	Other buildings owned by the Council (which could be used by the Council or rented to others). Site is located within the River Mease Special Area of Conservation catchment area. Land surrounded by residential dwellings
Land at Church Street, Coton in the Elms	Site is identified as a green space (play area, playing field) and has not been identified as surplus to requirements. Site is located within the River Mease Special Area of Conservation catchment area.
Land at New Road, Coton in the Elms	Other buildings owned by the Council (which could be used by the Council or rented to others). Access to the site is highly unlikely due to highway safety. Site is located within the River Mease Special Area of Conservation catchment area.
Land and access to Community Centre, off Elms Road, Coton in the Elms	Community Building and land within Coton on the Elms.
Land off New Road, Coton in the Elms	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Site is located within the River Mease Special Area of Conservation catchment area.
Land at Strawberry	Site is identified as a green space (playing field) and has not been identified as surplus to requirements.

Lane, Rosliston	
Rosliston Forestry Centre (including the visitors centre associated buildings, car parking, play areas)	The site is an area of Public Open Space with associated buildings and car parking and has not been identified as surplus to requirements.
2 x pieces of land off Riverside, Walton on Trent	The land contains an open space covenant.
Walton Village Hall, Main Street, Walton on Trent	Community Building and land within Walton on Trent
Land off Coton Road, Walton on Trent	Land contains an Open Space covenant - Land contains an Open Space covenant – restrictive covenant for playing field/recreation ground. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Garages off Bell Ends Road, Walton on Trent	Access to the site is highly unlikely due to highway safety. Other buildings owned by the Council (which could be used by the Council or rented to others).
Badgers Hollow, Coton Park	Site is identified as a green space (playing field) and has not been identified as surplus to requirements.
Land at Badgers Hollow, Coton Park	Whole site is covered by a Local Nature Reserve and Local Wildlife Site.
Arnold Close Car Park, Castle Gresley	In the absence of any strategy which states SDDC car parks are surplus to requirements, current demand for car parking is high and the requirement for car parking remains.
Recreation ground at Arthur Street, Castle Gresley	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Land at Arthur Street, Castle Gresley ⁹	The site is public open space and has not been identified as surplus to requirements.

⁹ In February 2026 this site was discussed with the Derbyshire Gypsy Liaison Officer, regarding the potential of the site for Gypsy pitches. The Arthur Street, Castle Gresley site was later discounted due to the title deeds of the

Land at Cockshut Lane, Melbourne	Site is identified as a green space (sports facilities) and has not been identified as surplus to requirements.
Melbourne Assembly Rooms, High Street Melbourne	Community Building and land within Melbourne.
Car Park, Market Place, Melbourne	In the absence of any strategy which states SDDC car parks are surplus to requirements, current demand for car parking is high and the requirement for car parking remains
Land off Grange Close, Melbourne	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Land off Queensway, Melbourne	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land at Station Road, Melbourne	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land off Tivey Way and Carr Brook Way, Melbourne	Part of the site is identified as a green space (play space) and has not been identified as surplus to requirement. Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land of Patrick Close, Linton	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Main Street, Linton	Carparking for housing development. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Weatherfield, Linton	Road to housing estate and car parking for housing development. Site is located within the River Mease Special Area of Conservation catchment area.
Land at Willow Park Way, Aston on Trent	The land contains an open space covenant.

land showing that the site was required for recreational purposes and is public open space and has not been identified as surplus to requirements.

Land at Yates Avenue, Aston on Trent	The land contains an open space covenant.
Land at Maple Drive, Aston on Trent	The land contains an open space covenant.
Allotments, Weston Road, Aston on Trent	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land off Compton Avenue, Aston on Trent	The land contains an open space covenant.
Land at Acre Lane, Aston on Trent	Land ownership does not allow access onto the public road.
Land off Glenn Way, Shardlow	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Meadow Nook, Boulton Moor	Site is identified as a green space (public park or garden) and has not been identified as surplus to requirements.
Meadow Nook, Boulton Moor	Site is identified as a green space (public park or garden) and has not been identified as surplus to requirements.
Land at Mill Hill, Bouton Moor	The land contains open space covenants.
Land at Mill Hill, Bouton Moor	The land contains open space covenants.
Land at Windmill Close, Boulton Moor	The land contains open space covenants.
Land at Mountfield Way, Boulton Moor	The land contains open space covenants.
Land at Sevenlands Drive. Boulton Moor	The land contains open space covenants.
Land off Glenmore Drive/ Stenson Road	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Part of the site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.

Land at Fox Close, Stenson Fields	Site is identified as a green space (playing field) and has not been identified as surplus to requirements.
Land at Eggesford Road, Stenson Fields	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Stenson Fields Community Centre, Chartley Road, Stenson Fields	Community Centre at Stenson Fields
Land at Pilgrims Way and Zetland Crescent, Stenson Fields	The land contains open space covenants. The site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land at Silverton Drive, Stenson Fields	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land at Wheatland Close, Stenson Fields	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land at Tickham Avenue, Tedworth Avenue, Portman Chase, Quantock Close, Stenson Fields	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land off Beaufort Road, Stenson Fields	The land contains open space covenants.
Land off Hambledon Drive, Stenson Fields	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan
Land off Goathland Road, Stenson Fields	The land contains open space covenants.
Land at Grove Close, Thulston	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Parking relating to housing development.

Lower Green, Findern	Part of the site is identified as a green space (cemetery) and has not been identified as surplus to requirements. The land outside of the cemetery is wholly covered by a Tree Preservation Order.
Hillside Playing Field, Findern	Site is identified as a green space (playing field, play space) and has not been identified as surplus to requirements.
Land off Cloverslade, The Hayes, Aldersley Close, Gorsty Leys, Willowsend Close, Findern	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land off Wilson Close, Mickelover	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Woodcock Square, Mickleover	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Woodcock Square, Mickleover	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Merlin Way, Mickelover	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Merlin Way, Mickleover	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Wren Way, Mickleover	Part of the site is identified as a green space (play space) and has not been identified as surplus to requirements. Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Swan Hill, Mickleover	Part of the site is identified as a green space (play space) and has not been identified as surplus to requirements. Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Swan Hill, Mickleover	Area of Open Space/Landscaping which add to the amenity/setting of the housing development. The majority of the site is covered by a TPO.
Village Green, Lees	Area of Open Space/Landscaping which add to the amenity/setting of the settlement. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan

Springfield Road, Etwall	Other buildings owned by the Council (which could be used by the Council or rented to others). Land surrounded by residential dwellings.
Land off Courtland Road, Etwall	Area of Open Space/Landscaping which add to the amenity/setting of the settlement.
Land at Etwall Cemetery, Etwall	Site is identified as a green space (religious grounds) and has not been identified as surplus to requirements.
Land at Etwall Cemetery, Etwall	Site is identified as a green space (religious grounds) and has not been identified as surplus to requirements.
Land at Etwall Cricket Club, Etwall	Site is identified as a green space (playing field) and has not been identified as surplus to requirements. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan.
Land off Chestnut Grove, Etwall	No vehicular access to the site from a public road. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan
Land off Old Station Close, Etwall	Land contains Open Space Covenants
Land off Egginton Road, Etwall	Areas of Open Space/Landscaping which add to the amenity/setting of the settlement. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan
Land off Old Station Close , Etwall	Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan. The majority of the site is in flood zone 3, the remaining land does not meet the minimum plot size requirement (500sqm) in flood zone 1.
Land off Old Station Close, Etwall	Land contains Open Space Covenants
Garages and land at Melville Close, Etwall	Other buildings owned by the Council (which could be used by the Council or rented to others). Car parking associated with housing development. Land surrounded by residential dwellings.
Cemetery, Marston Lane and land to the rear of the cemetery,	Part of the site is currently used as a green space (cemetery) and has not been identified as surplus to requirements. The remaining site is more than 500sqm, but access to the site is not possible from the road – access would be through the cemetery.

Marston on Dove	The majority of the site is either in flood zone 3 or 2, the remaining land does not meet the minimum plot size requirement (500sqm) in flood zone 1.
Land off Eaton Close, Hatton	Site is within flood zone 2. The land contains open space covenants.
Land at St Marys Close, Newton Solney	Part of the site is identified as a green space (religious grounds) and has not been identified as surplus to requirements. The land outside of the green space does not have direct access onto the highway.
Catherine Johnathan Playing Field and Car Park , Egginton	Site is identified as a green space (playing field, play space) and has not been identified as surplus to requirements. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan
Land off the Mease, Hilton	The land contains open space covenants. Site is allocated a Local Green Space, within South Derbyshire Adopted Local Green Space Plan The majority of the site is in flood zone 3 and 2, the remaining land does not meet the minimum plot size requirement (500sqm) in flood zone 1.
Land ay Trusley Brook, Hilton	The land contains open space covenants. Site is allocated a Local Green Spaces within South Derbyshire adopted Local Green Spaces Plan.
Carpark at Main Street, Hilton	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains.
Land at Sutton Lane, Hilton	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land off Derby Road, Hilton	The land contains open space covenants. Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land off Foss Road, Hilton	Site is identified as a green space (play space) and has not been identified as surplus to requirements. Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land off Blithe Close, Hilton	Area of Open Space/Landscaping which add to the amenity/setting of the housing development. Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land off Washford Road, Hilton	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.

	Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land at Humber Street, Hilton	Site is identified as a green space (public park or garden) and has not been identified as surplus to requirements. Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land at Peacroft Lane, Hilton	Site is identified as a green space (play space, playing field) and has not been identified as surplus to requirements
Land at Bandcroft Close/Ivy Court, Hilton	The land contains open space covenants. Site is allocated a Local Green Space within South Derbyshire adopted Local Green Space Plan.
Land off the mease, Hilton	The majority of the site is in flood zone 3 and 2, the remaining land does not meet the minimum plot size requirement (500sqm) in flood zone 1. Site is allocated a Local Green Spaces within South Derbyshire adopted Local Green Spaces Plan.
Land to the rear of Sale and Davys C of E Primary School, Barrow on Trent	Land ownership does not give access onto the public road. In addition, it should be noted that a large proportion of the land is used by the Primary School.
Garages at Ivy Close, Willington.	Council owned buildings.
Land James Clarke Road, Willington	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Land off Etwall Road, Willington	Site is identified as a green space (allotment) and has not been identified as surplus to requirements.
Land off Sealey Close, Willington	The land contains open space covenants. The majority of the site is within Flood Zone 3 and 2, and the site is not capable of accommodating 500sqm (minimum plot requirements) within Flood Zone 1.
Land off Churchside, Willington	The land contains open space covenants.
Land off Milton Road, Repton	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land at The Crescent, Repton	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.

	The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land at Pinfold Close, Repton	The land contains open space covenants.
Land off High Street, Repton	The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land at Pinfold Close, Repton	The land contains open space covenants.
Land at Pinfold Lane, Repton	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land at Pinfold Lane, Repton	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land off Wystan Court, Repton	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land and garages off Springfield Road, Repton	Access to the site is highly unlikely due to highway safety. Other buildings owned by the Council (which could be used by the Council or rented to others).
Land off Salisbury Drive, Midway	Site is identified as a green space (playing field) and has not been identified as surplus to requirements.
Land off Burton Road/ Woodyard Way Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Clay Close, Swadlincote	The land contains open space covenants.
Land off Frank Bodicote Way, Swadlincote	The land contains open space covenants.
Land off Frank Bodicote Way, Swadlincote	The land contains open space covenants.
Land at Swadlincote Woodlands	Site is identified as a green space and has not been identified as surplus to requirements.
Granville Recreation, Court Street, Swadlincote	Site is identified as a green space and has not been identified as surplus to requirements.

Land off Burton Road, Woodville	The land contains open space covenants.
Land off Sorrel Drive, Woodville	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land off Blueberry Way, Woodville	The land contains open space covenants.
Land off Tern Avenue, Woodville	The land contains open space covenants. Part of the site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land off Falcon Way, Woodville	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land off Dove Clos, Woodville	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan.
Land off Mount Road, Woodville	Site is identified as a green space (playing field and play space) and has not been identified as surplus to requirements
Land off the Cutting/ Hartshorne Road, Woodville	The Land is covered by a Tree Preservation Order. A large amount of the site is covered by a Local Nature Reserve (Woodville Disused railway).
Land off High Street, Woodville	In the absence of any strategy which states SDDC car parks are surplus to requirements, current demand for car parking is high and the requirement for car parking remains
Land off High Street, Woodville	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Common Road/ Derby Road, Woodville	The land contains open space covenants.
Land off Bishops Gate, Woodville	The land contains open space covenants. Site is located within the River Mease Special Area of Conservation catchment area.
Land off Astbury Way, Woodville	Site is identified as a green space (play space) and has not been identified as surplus to requirements. Site is located within the River Mease Special Area of Conservation catchment area.

Landscaping of the housing estate off Occupation lane, Woodville	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development. Part of the site is identified as a green space (play space) and had not been identified as surplus to requirements. Site is located within the River Mease Special Area of Conservation catchment area.
Land at Gresley Common, off Common Road	Site is identified as a green space (playing field, play space) and has not been identified as surplus to requirements
Land at Gresley Common, off Common Road	Site is identified as a green space (playing field, public park/garden play space) and has not been identified as surplus to requirements.
Land at Anchor Close, Swadlincote	The land contains open space covenants.
Land off Midway Road, Swadlincote	The whole site is a Local Wildlife Site (Midway Fishponds Pond)
Eureka Park, Swadlincote	Site is identified as a green space (public park or garden, play space, tennis court, blowing green) and has not been identified as surplus to requirements
Land off Eastfield Road, Swadlincote	The majority of the site is identified as a green space (public park or garden) and has not been identified as surplus to requirements The majority of the site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan. Covenants on the land regarding no buildings.
Land off York Road, Church Gresley	The Site is covered by a Tree Preservation Order.
Land at Thorpe Downs Road, Church Gresley	The land contains open space covenants. Site is located within the River Mease Special Area of Conservation catchment area.
Moat Street, Church Gresley	Site is located within the River Mease Special Area of Conservation catchment area. Car Parking - There is currently an agreement between SDDC and Gresley Grovers FC, that the site can be used by Gresley FC for car parking. There is no other designated parking for Gresley Rovers FC within the immediate vicinity
Cemetery York Road, Church Gresley	Site is identified as a green space (cemetery) and has not been identified as surplus to requirements.

	Site is located within the River Mease Special Area of Conservation catchment area.
Land off Silkstone Close, Church Gresley	The land contains open space covenants.
Land off Gresley Wood Road, Church Gresley	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land off Gresley Wood Road, Church Gresley	The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan, Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Cleveland Close, Church Gresley	Land surrounded by residential development.
Land off Pennine Way, Church Gresley	Covenants which restrict the building on new structures or works on the land. Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Fabis Close, Swadlincote	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Land off Hearthcote Road, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Wolfscote Dale, Swadlincote	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land at Newman Drive, Swadlincote	Site is identified as a green space (play space) and has not been identified as surplus to requirements.
Land off Lewisham Drive, Swadlincote	Balancing Pond – Sustainable Urban Drainage associated with housing development.
Land off Solent Road, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Brunel Way, Swadlincote	Area of Open Space/Landscaping which add to the amenity/setting of the housing development. Part of the site is identified as a green space (play space) and has not been identified as surplus to requirements

	The land contains open space covenants.
Land off Suffolk Way, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Sunderland Close, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Castle Road/Burton Road, Swadlincote	The majority of the site is Local Wildlife Site (Caste Gresley Woodland). The remaining land is an unsuitable shape for a Gypsy and Traveller site and is an area of landscaping which add to the amenity/setting of the housing development. The Land contains open space covenants.
Landscaping off Anglia Drive, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Castle Road, Castle Gresley	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Station Street Recreation Ground, Castle Gresley	Site is identified as a green space (play space and playing field) and has not been identified as surplus to requirements.
Land off Reading Avenue, and St Martins Close, Church Gresley	A large proportion of the site off Reading Avenue is a Local Wildlife site and a Local Green Space. The land around Hall Wood is areas of open space/landscaping which add to the amenity/setting of the housing development. Land off St Martins Close is a green space (public park/garden) and has not been identified as surplus to requirements.
Land off Glamorgan Way, Church Gresley	Area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off George Street, and Greenmount Street, Church Gresley	The majority of the site is covered by a Tree Preservation Order. Access to part of the site without a TPO is not possible due to the TPO covering access along George Street. A small section of land off Greenmount Street is not covered by a TPO, however is an area of Open Space/Landscaping which add to the amenity/setting of the housing development.
Unit 1 Boardman Industrial Estate, Swadlincote	Council Depot

Unit 4b Boardman Industrial Estate, Swadlincote	Council Depot
Land off George Holmes Way, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the Industrial Estate.
Hearthcote Road, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the Industrial Estate.
Car Park off Alexandra Road, Swadlincote	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains.
Car Park of Rink Drive	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains.
Green Bank Leisure Centre, Rink Drive, Swadlincote	Site is identified as a green space (other sports facility) and has not been identified as surplus to requirements.
Potters Snooker And Pool Club, 44 Grove Street, Swadlincote,	Council owned buildings.
Council offices and Car Park, Civic Offices, Civic Way, Swadlincote	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains. Council Offices
Market Street, Car Park, Swadlincote	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains.
Land at Grove Street, Market Street, Swadlincote	Site is identified as a green space (religious grounds) and has not been identified as surplus to requirements.
Bus station and Bus Station Car Park, Swadlincote	Bus Station In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains.
Swadlincote Library, Civic Way, Swadlincote	Community Building

Town Hall, Midland Road, Swadlincote	Community Building Grade II listed building
SDDC Staff Car Park, Midland Road, Swadlincote	In the absence of any strategy which states SDDC Car Parks are surplus to requirements, current demand for car parking in high and the requirement for car parking remains. Within Swadlincote Town Conservation Area.
Land at Darklands Lane, Swadlincote	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land off Belfield Road, Swadlincote	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land off Rest haven, Swadlincote	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land off Heartcote Road/ Westacre Drive Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the residential area. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land at Queen Victoria Drive, Swadlincote	The land contains open space covenants.
Land at Drayton Street, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land off Chestnut Avenue and Elmsleigh Drive, Swadlincote	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land off Chestnut Avenue, Midway, Swadlincote	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land off Maple Road, Midway, Swadlincote	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land off Chestnut Avenue, and Midway community centre Midway, Swadlincote	Site is identified as a green space (Sport pitches and play area) which have not been identified as surplus to requirements. Community Building

Land off Edgecote Drive, Newhall, Swadlincote	Site is identified as a green space (public park or garden) and has not been identified as surplus to requirements. Part of the site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land Newton Park Close, Newhall, Swadlincote	Site is identified as a green space (public park or garden) and has not been identified as surplus to requirements. Part of the site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land off Makworth Close, Newhall	Area of Open Space/Landscaping which add to the amenity/setting of the residential area The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan
Land off Edgecote Drive/ Brook House Mews. Newhall	The land contains open space covenants.
Land off Claythorne Close, Newhall	The land contains open space covenants.
Land off Sycamore Avenue, Newhall	The land contains open space covenants.
Land off Cottage Close, Newhall	The land contains open space covenants.
Land off Thorn Tree Lane, Newhall	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land off Bretby Hollow	Areas of Open Space/Landscaping which add to the amenity/setting of the residential area. It should be noted that Tree Preservation Order covers a section of the land.
Land off Bretby Hollow	Area of Open Space/Landscaping which add to the amenity/setting of the residential area. Tree Preservation Order covers the land.
Land off the Crescent, Newhall	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Land at Winster Green, Newhall	The land contains open space covenants. The site is a Local Green Space within South Derbyshire Adopted Local Green Space Plan

Land at the Rise, Newhall	Site is identified as a green space (allotments) and has not been identified as surplus to requirements.
Land at Oversetts Road, Newhall	Site is identified as a green space (playing field) and has not been identified as surplus to requirements.
Land at Oversetts Road, Newhall	The site is Oversetts Community Woodland.
Land at Almond Grove, Newhall	The land contains open space covenants.
Cemetery at Church Street, Newhall	Site is identified as a green space (religious grounds and cemetery) and has not been identified as surplus to requirements.
Land at Pingle Farm Road, Newhall	Area of Open Space/Landscaping which add to the amenity/setting of the residential area.
Royal Oak Amateur Boxing Club and carpark, Orchard Street Newhall	Council owned building – Royal Oak Amateur Boxing Club
The Scout Club Hall, Higgins Road, Newhall	Council owned building – Scout HQ
Newhall Park, Newhall	Site is identified as a green space (play space, playing bowling green and public park or garden) and has not been identified as surplus to requirements.
Land off Park Road and William Nadin Way	The majority of the site is identified as a green space (golf course and driving range) and has not been identified as surplus to requirements. The land also includes land proposed by the Council Offices and leisure centres. Areas of Open Space/Landscaping which add to the amenity/setting of the area.
Cadley Park, Swadlincote	The site is identified as a green space (Cadley Park) and has not been identified as surplus to requirements.
Land of William Nadin Way, Swadlincote	Areas of Open Space/Landscaping which add to the amenity/setting of the area.
Land off Castle Road, Castle Gresley	Areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Land off Windsor Close, Swadlincote	Access to the site is highly unlikely due to highway safety. Land surrounded by residential dwellings.

Land off Pine Grove, Newhall	Carparking for housing and areas of Open Space/Landscaping which add to the amenity/setting of the housing development.
Garages off Windsor Close, Linton	Other buildings owned by the Council (which could be used by the Council or rented to others).
Garages and land used for car parking at Stanley Close, Woodville	Other buildings owned by the Council (which could be used by the Council or rented to others). Car parking associated with housing development.
Garges and land at Percy Wood Close, Hilton	Other buildings owned by the Council (which could be used by the Council or rented to others). Car parking associated with housing development
Garges off Field Avenue, Hatton	Other buildings owned by the Council (which could be used by the Council or rented to others).
Garages off Gregson Close, Swadlincote	Other buildings owned by the Council (which could be used by the Council or rented to others). Land surrounded by residential dwellings.
Garages at Manton Close, Newhall	Other buildings owned by the Council (which could be used by the Council or rented to others). Land surrounded by residential dwellings.
Garages at Cecil Road, Newhall	Other buildings owned by the Council (which could be used by the Council or rented to others). Land surrounded by residential dwellings.
Land at St Catherines Road, Newhall	Access to the site is highly unlikely due to highway safety. Land surrounded by residential dwellings.
Land off St Catherines Road, Newhall	Land surrounded by residential dwellings.
Garages at Bass' Crescent, Castle Gresley	Other buildings owned by the Council (which could be used by the Council or rented to others).
Garages at Hawthorn Crescent, Findern	Other buildings owned by the Council (which could be used by the Council or rented to others).

Appendix 3: Detailed Assessment

The assessment of site which reached stage 3 can be found in the assessment proformas below.

Parcel: Land at Heath Lane, Findern	Site size: 0.08ha
	
Highways and access	
Overhead line and poles are located on the northeast boundary of the site (Heath Lane), where the access to the site would be. There is a wayleave on the site for the overhead lines and poles. Access to the site is therefore not suitable and moving the overhead line and poles would create viability issues.	
County Highways have identified a red rag rating: There is significant infrastructure constraints or access constraints that cannot, or will be very difficult to address	
Flooding	
The site is within Flood Zone 1.	
Surface Water Flooding	
Amber: More than 5% but less than 30% of the site is located within intermediate surface water flood risk.	
Habitat/Landscape	
Not within the Green Belt and no habitat designations on the site. The site is flat. TPO 70 is located on the opposite site of Heath Lane.	
Access to services	
Retail: Red - Site is more than 800m from the nearest convenience store (less than 3000 sqft) Education: Green - Site is within 500m of an existing primary school. Health: Red - Site is more than 800 from the nearest GP, or Health Centre Public Transport: Amber: Site is within 800m from the nearest bus stop with an hourly or better service.	
Existing land use	
The site contains an electrical overhead lines and poles on the north east boundary, trees to along the northwestern boundary, hedgerows to the northeast. Part of the site is tarmacked (the western part of the site), which allows access to the surrounding buildings.	

The site is within an area defined as having potential contaminated land and is identified on the Councils GIS system as an Historic landfill site.

Neighbouring land use

Land is adjacent to a residential area to the northwest and existing businesses to the south and southwest of the site. The proximity of bricks and mortar residential properties and nearby businesses creates potential amenity issues for the Gypsy and traveller community.

Due to the proximity to the food and entertainment venues from the site Environmental Health would require that a noise impact assessment and odour impact assessment would be required to assess the site in further detail.

Historic Environment

Amber: Development of the site has potential to cause harm to heritage assets and/or their settings

The site adjoins the Trent and Mersey Canal Conservation Area.
Adjacent to a Building of Character included within the Conservation Area Character Statement; a non-designated heritage asset.

Other

Part of the site is tarmacked (the western part of the site), which allows access to the surrounding buildings. This element of the site could consequently not be developed. However, the remaining site would be over 500sqm.

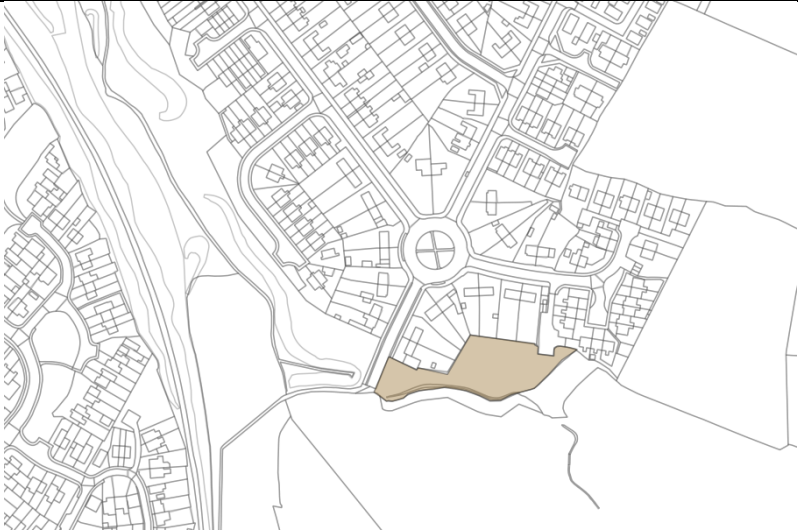
Wayleave on the site for overhead lines and poles.

Potentially Suitable for allocation

No. The site is considered unsuitable due to highways access concerns.

The Councils GIS layers identify that the site is a historic landfill site and there is potential contaminated land. Additional costs are likely to be required to mitigate this.

Parcel: Land off Bretby View, Woodville	Site area: 1.263ha
	
Highways and access	
Green: Highways access can be made and there is likely to capacity in the highways network to accommodate proposed development.	
Flooding	
The site is within Flood Zone 1.	
Surface Water Flooding	
Green: Less than 5% of the site is located within high or moderate surface water flood risk	
Habitat/Landscape	
Not within the Green Belt and no habitat designations on or within close proximity to the site.	
Access to services	
Retail: Amber Site is more than 500m, but less than 1000m from the nearest primary school. Education: Red - Site is more than 1000m from the nearest primary school. Health: Red - Site is more than 800 from the nearest GP, or Health Centre Public Transport: Green – Within 400m from the nearest bus stop with an hourly or better service.	
Existing land use	
Greenfield site and agricultural land.	
Neighbouring land use	
A play area and playing field is located to the north of the site, residential properties are located to the east and south of the site. The existing uses would not detrimentally impact upon the amenity of pitches.	
Historic Environment	
Green: Development of the site is unlikely to cause harm to heritage assets or their settings.	
Other	
The land is currently leased, and the Council is in the process of giving a formal notice period to the tenant, with the intention of the land being a Biodiversity Net Gain site.	
Potentially Suitable for allocation	
No. The Council is in the process of securing the land for Biodiversity Net Gain.	

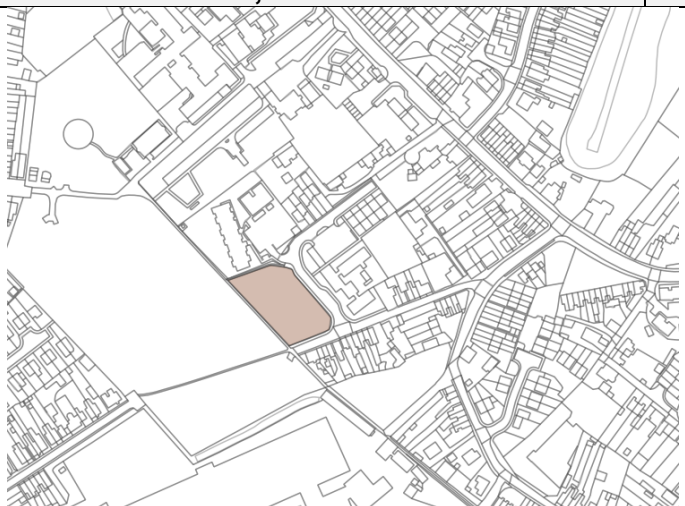
Parcel: Land off Vale Road, Woodville	Site area: 0.306ha
	
Highways and access	
Green: Highways access can be made and there is likely to capacity in the highways network to accommodate proposed development.	
Flooding	
The site is within Flood Zone 1.	
Surface Water Flooding	
Amber: More than 5% but less than 30% of the site is located within high or moderate surface water flood risk	
Habitat/Landscape	
The site is not within the Green Belt and there are no habitat designations on the site. TPO 207 is located on the opposite side of Vale Road and a Local Wildlife site is located within 40m of the site. The site is mainly flat, and topography is unlikely to affect site deliverability or suitability.	
Access to services	
Retail: Amber - Site is more than 500m, but less than 1000m from the nearest primary school. Education: Red - Site is more than 1000m from the nearest primary school. Health: Red - Site is more than 800 from the nearest GP, or Health Centre Public Transport: Green: Within 400m from the nearest bus stop with an hourly or better service.	
Existing land use	
Greenfield site which contains trees. The site is within an area defined as having potential contaminated land.	
Neighbouring land use	
Residential development is located to the north, and part of the western boundary of the site. Trees, hedgerows and agricultural land is located to the south of the site. The proximity of bricks and mortar housing together with the access arrangements creates some potential for adverse neighbour amenity issues.	
Historic Environment	
Green: Development of the site is unlikely to cause harm to heritage assets or their settings.	
Other	

There are outstanding legal issues on the site. Consequently, the site is not considered available for development.

Potentially Suitable for allocation

No, there are outstanding legal issues on the site. Consequently, the site is not considered available for development.

The Councils GIS layers identify that the site has potential contaminated land. Additional costs are likely to be required to mitigate this.

Parcel: Land at Smallthorn Place, Woodville	Site area: 0.231ha
	
Highways and access	
Amber: There are potential highway or access constraints identified by the Transport Authority, although it is likely that these can be adequately addressed	
Flooding	
The site is within Flood Zone 1.	
Surface Water Flooding	
Green: Less than 5% of the site is located within high or moderate surface water flood risk	
Habitat/Landscape	
Not within the Green Belt and no habitat designations on or within close proximity to the site.	
Access to services	
Retail: Amber: Site is within 800m of the nearest convenience store (less than 3000 sqft) Education: Green: Site is within 500m of an existing primary school. Health: Red: Site is more than 800 from the nearest GP, or Health Centre Public Transport: Green: Site is within 400m from the nearest bus stop with an hourly or better service.	
Existing land use	
Greenfield site. The site is within an area defined as having potential contaminated land and is identified on the Councils GIS system as an Historic landfill site.	
Neighbouring land use	
The site is within a residential area, with Woodville Recreation ground to the west of the site and a steel manufacturing business located within 100m to the south of the site. The Councils Environmental Health department has commented that there are significant noise issues at a neighbouring factory, which would make the site undesirable for residential development. The site would unlikely meet noise standards.	
Historic Environment	
Green: Development of the site is unlikely to cause harm to heritage assets or their settings	
Other	

N/A
Potentially Suitable for allocation
No. The Site would unlikely meet noise standards due to significant noise issues at a neighbouring factory. Consequently, the site is unsuitable for gypsy pitches.

Conclusion

All the sites that were assessed are considered unsuitable. It is therefore considered that South Derbyshire District Council does not have any suitable land in their ownership for gypsy and traveller pitches.