

South Derbyshire District Council

Community & Planning Services



INVESTOR IN PEOPLE

Local Development Framework

Sustainability Appraisal

Draft Local Plan, Part 1

Technical Appendices

March 2014

South Derbyshire Changing for the better

APPENDIX 1 SCOPING REPORT CHANGES

Scoping Report Changes (changes in response to 2008 consultation)					
Ormaniaatian	Okana Drana and	Implemented		Decembralizedification	
Organisation	Change Proposed	YES	NO	Reasoning/justification	
East Midlands Airport	Inclusion of The future of Air transport a consultation - 2003 (White Paper) in Table 1 of the Scoping Report	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document	
East Midlands Airport	Inclusion of The East Midlands Airport Masterplan (2006) in Table 1 of the Scoping Report	v		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document	
Environment Agency	Inclusion of the European Directive on the Assessment and Management of Flood Risks in table 1 of the scoping report	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1	
Environment Agency	Inclusion of the level 1 Strategic Flood Risk Assessment (SFRA) in table 1 of the scoping report	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1	
Environment Agency	Inclusion of Flood risk as a bullet point at paragraph 3.2.3 (now paragraph XXXX)	~		This bullet has been added to reflect the importance attached to issues of flood risk (indicated by the level 1 SFRA for South Derbyshire) and the fact that PPS25 requires flood risk within the district be kept under review.	
Environment Agency	Flood risk should be covered under Soil, Water and Air rather than as a Climate Change topic. This would tie in better with the descriptions in Table 1 and would better reflect the high level of risk currently experienced in the area. Potential for climate change impacts related to flooding should still be covered as a climatic factor.	~		Existing flood risk is acknowledged, as is the likely increase in flood risk zones in South Derbyshire associated with climate change.	
Environment Agency	Flood risk is a key issue within South Derbyshire and should be addressed as its own sustainability objective in Paragraph 5.1	~		The issue of Flood risk has been separated from the broader climate change indicator and has been included as a Sustainability Objective within the scoping report	
Environment Agency	Inclusion of the EC Water Framework Directive (80/68/EC) within the Scoping Document	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document	

Organisation	Change Proposed		mented	Reasoning/justification
erganication	•	YES	YES NO	
Environment Agency	Inclusion of a number of Acts and Legislation which could be included within the Scoping Report including: National Groundwater Protection: Policy and Practice (GP3) Part 4. Environmental Protection Act 1990 Water Resources Act 1991 Environment Act 1995 The Groundwater Regulations 1998 Water Act 2003 Wildlife and Countryside Act 1981 Natural Environment and Rural Communities Act Countryside Rights of Way Act		2	Clearly it is a requirement that the Core Strategy fully reflect all legal obligations from the legislation highlighted by the Environment Agency. However government guidance on Sustainability Appraisal does not set out a need to review all legislation just plans policies and programmes to identify sustainability objectives.
Environment Agency	Inclusion of PPS11 Regional Spatial Strategies	5		This document has been inserted into the SA main report
Environment Agency	Inclusion of Natural England's Access to Natural Greenspace Standards as standalone objectives within the Scoping Report	~		The ANGSt standards have been referenced, however following a review of Natural England's website it is unclear whether a parent strategy exists from which the targets have been taken.
Environment Agency	Inclusion of baseline data on priority species for the area and the number of local wildlife sites should be included.	~		This information will help establish the baseline environmental conditions for South Derbyshire and is already collected by the authority.
Environment Agency	The SA objective on Biodiversity is centred around designated sites, there are many other sites that are not designated that are still important for habitats and species. The objective does not include the creation of habitats	<i>v</i>		Similar comments have also been received from the Derbyshire Wildlife Trust and as such Sustainability Objective 1 has been amended to read: To avoid damage to designated sites and species (including UK and local BAP priority habitat species) and enhance biodiversity and geodiversity across the district. A further detailed decision making criteria has also been amended to read: Will it conserve and enhance natural and semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats.
Environment Agency	Geodiversity is not mentioned in the sustainability objectives	~		See above
Environment Agency	There does not appear to be any consideration of waste issues in the Scoping report. There is also concern that the a number of gaps in data held by various agencies responsible for dealing with waste and as such the evidence base should be updated frequently to capture any emerging waste information be considered in preparing the LDF	V		 The Scoping report contains specific headline sustainability Objectives: To minimise waste and increase the reuse and recycling of waste materials and; To promote sustainable forms of construction and sustainable use of natural resources As such it is considered that waste is covered in the SA framework in some detail. It is however acknowledged that baseline evidence in respect of waste is 'patchy' and where additional information on waste is identified this should be used to inform LDF preparation.

Organisation	Change Proposed	Implemented		Reasoning/justification
•		YES	NO	Readening/Jacaneanen
Derbyshire County Council	Given the impact of minerals extraction in South Derbyshire there is minimal reference to minerals in the report. There should be reference to Minerals Policy Statement (MPS1) The Baseline information section should include reference to mineral extraction at paragraph 3.6 Reference to mineral extraction and reserves should also be made in Table 3 "Key Issues" under "Material Assets" Reference to minerals should also be made at the appropriate sections of technical appendices	~		MPS1 has been added to table 1 and baseline information on minerals extraction in South Derbyshire included in the baseline description of the District. In addition a detailed decision making criteria (sub objective) has been inserted under the headline objective To promote sustainable forms of construction and sustainable use of natural resources. This criteria is as follows: Will it help reduce the need for land won primary minerals including sand and gravel?
Derbyshire County Council	There is no mention of Education infrastructure and its requirements. The Council should be aware that development in this area needs to managed with reference to issues of education infrastructure.		~	This point is noted and whilst changes to the scoping report are not proposed as a result of comments information on education infrastructure will be collected and presented in a series of Area Profiles for the District and these will feed into and be appended to the Sustainability Appraisal Report. In addition to address these concerns the Council along with other planning authorities within the Derby HMA are now attending regular meetings with the Education Authorities within Derby and Derbyshire to identify key issues and constraints locally.
Derbyshire County Council	Table 3 identifies key issues affecting particular aspects of the district including landscape. One key issue is the current economic climate affecting farming and the implications for the character of the landscape.			The key issues set out in Table 3 does note that three quarters of the District's land area is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify. However a further key issue included in this table also notes that uncontrolled or unsympathetic development could harm local landscape or townscape character. As such farm and rural diversification is acknowledged as a key issue as is the need to control inappropriate development both within towns and the wider countryside. However further baseline information on farm diversification and its drivers within the district will be included in relevant Area Profiles which will be appended to the Sustainability Appraisal Report.
Derbyshire County Council	In terms of monitoring effects on landscape character it would be helpful if the LDF was committed to producing a SPD to support landscape policy.		~	This comment is noted but the preparation of the Core Strategy remains the Councils priority. The need for SPD on any issue is a matter to be kept under review.
Derbyshire County Council	The Derby Joint Local Transport Plan 2006-11 and the Derbyshire Local Transport Plan 2006-11 should be included in Table 1. Reference should also be made to the SEA work undertaken to support these plans including topic maps which provide details on many issues for example congestion relating to Swadlincote and Melbourne.	~		The Derby Joint Local Transport Plan has been reviewed and added to list of documents in table 1 and Appendix 4. The information contained within the SEA of these documents will be reviewed and where relevant information from this assessment included in Area Profiles for the District which will be appended to the Sustainability Appraisal Report.
Derbyshire County Council	The South Pennines Integrated Transport Strategy should be reviewed and included in Table 1	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document

Organisation	Change Proposed	Implei YES	mented NO	Reasoning/justification
Derbyshire County Council	The Derbyshire Sustainable Community Strategy should be reviewed and included in Table 1	163	V NO	This document has already been reviewed and is included in Table 1 of the Scoping Report.
Derbyshire County Council	The objective regarding accessibility needs aligning with sustainable travel issues. As such the following alternative wording is proposed: To improve local accessibility to healthcare, education, employment, food shopping facilities and recreational resources, and promote healthy and sustainable travel and non travel choices	~		The headline indicator has been amended as follows: 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.
Derbyshire County Council	Derbyshire County Council would be pleased to supply traffic data for monitoring purposes as described under climatic factors including the A511 and the A514.			This commitment is welcomed and this data will be collected to inform the LDF Evidence base and the SA work
Derbyshire County Council	Making the Connections, the final report on Transport and Social Exclusion should be reviewed and included in Table 1 of the Scoping Report.	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
Derbyshire County Council	There are two train stations in the District (Willington and Hatton and Tutbury), not one as suggested in paragraph 3.5.4	~		The Text has been amended to reflect this fact.
Derbyshire County Council	In paragraph 3.5.4 transport and accessibility issues are under the heading "Population and Human Health". In table 3 they are under the heading "Climatic Factors". For consistency Transport Issues should be under the same heading throughout.	r		The structure of the Scoping Report has been updated to reflect these comments
Derbyshire County Council	The Derbyshire Joint Local Transport Plan in the Technical Appendices should be corrected to read Derby Joint Transport Plan.	~		The technical appendices have been amended to reflect this comment.
Derbyshire County Council	The Derbyshire Local Transport Plan should be included in the Technical Appendices	~		The technical appendices have been amended to reflect this comment.
Derbyshire County Council	Section 15 of Appendix 2 could include NI198 children travelling to school – mode of transport usually used. This links to indicator 3.1 (page 45) Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary	~		This indicator will be inserted into Appendix 4 and the information used to establish the baseline relating to transport for the District
Derbyshire County Council	The importance of securing developer contributions to support public transport schemes where these are needed, should perhaps be recognised recording the degree to which this is occurring.		~	The Council will seek to formalise monitoring of section 106 agreements, which contribute towards transport improvements in its Annual Monitoring Report. Once a methodology for data collection is established data will be included into the area profiles and Appendix 2 (baseline Evidence) of the Scoping Report.
Derbyshire County Council	Heading is at page 11 of the Technical Appendices is labelled Material Assets continued. There should also be a reference to making the connections.	v		The title error has been corrected and the outlined document has been included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document

Organisation	Change Proposed	Implei YES	mented NO	Reasoning/justification
Derbyshire County Council	Public transport provisions and car ownership should be transferred from climatic factors to population etc.	v V	NO	The scoping report structure has been updated to ensure transport issues consistently are included under the same headings. As such all transport issues are now included under material assets
East Midlands Regional Assembly	We welcome the accordance that the Sustainability Appraisal Scoping Report has with RSS8. It is noted that it would advantageous to include SA objectives on renewable energy and reducing the possible future impact of climate change especially the risk of damage to life and property.	~		The SA Scoping report includes a headline objective regarding climate change and further detailed decision-making decision making criteria to dealing specifically with renewable energy. Flood risk has been separated out from the climate change objective to reflect comments received from the Environment Agency.
Foston and Scropton Parish Council	The EA and their consultants are currently preparing the River Dove Strategy which will be published in Draft in around 12 months time. The Conclusions of this document could have significant implications on local communities and SDDC should include it in their list of documents		v	This document will be reviewed once available and will be used to inform the baseline (for example through the Area Profiles to be drawn up by the Council) and the key issues identified in the Sustainability Appraisal.
Sport England	The report contains the appropriate documents with respect to sport and active recreation to inform the report and assessment. The sustainability objectives with respect to sport and the Health and Wellbeing section are supported.		V	This comment is noted
Sport England	Appropriate cross referencing should be provided between objectives to recognise and promote the wider contribution of sport and active recreation in respect of economic and social wellbeing		~	This comment is noted
Natural England	The Documents Landscape Character of Derbyshire and the Derbyshire Rights of Way Improvement Plan be included in the list of Sub Regional strategies under the heading Population and Health.	~		Both Documents have been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
Natural England	Natural England finds that the Scoping of the Plans and Strategies has been sufficient at this time. However we would wish for clear measurable targets in the final document and the DPDs which cover the maintenance, enhancement of the environment, wildlife and landscape, to create high quality, locally distinctive, resource efficient places where people want to live and work.	~		These comment are noted
Natural England	NE would wish to see further information regarding SSSIs and NNRs and the Core Strategy should include a policy for protecting these areas (consistent with PPS9). The strategy should include policies on how opportunities for walking, cycling, riding will be maximised. It should also set out policies to safeguard Public Rights of Ways (ROW) and identify areas of under provision as well as increased access to the countryside through the development of green links between urban areas, open spaces and the Countryside			Additional information on SSSIs and NNRs will be included in the Area Profiles being drawn up by the authority to help establish the evidence base for the District. In respect of comments relating to policy preparation within the Core Strategy document itself these comments are noted

Organisation	Change Proposed		mented	Reasoning/justification	
organisation	Change i Toposed	YES	NO	Reasoning/justification	
Derbyshire Wildlife Trust	UK and Local BAP Priority Habitats will in the main be encompassed within designated sites at all levels (e.g. International to Local level) but not entirely. Recent revision of the UK BAP2 has seen the introduction of two new Priority Habitats; Traditional Orchards and Open Mosaic Habitats on Previously Developed Land. As these are newly identified habitats of nature conservation importance the extent of these habitats within South Derbyshire District, is currently unknown. Work is currently ongoing to attempt to map these features. Additionally, some UK and Local BAP Priority Habitats (for example Hedgerows) will be present in the wider countryside and not restricted to designated sites.		V	These comments are noted and liaison with DWT to establish when data on additional Priority habitats will be available.	
Derbyshire Wildlife Trust	Please note that the currently adopted terminology for Wildlife Sites in Derbyshire is 'Local Wildlife Site'.	~		The Scoping Report has been amended to reflect this fact.	
Derbyshire Wildlife Trust	The scoping report has identified (3.6.3) that the District has a significant amount of previously developed land. Much of this has the potential to correlate with the habitat description for Open Mosaic Habitats on Previously Developed Land. As it has been identified that during 2006/07 that 86.2% of new homes were built on previously developed land we would advise that it is likely to be important to ascertain the extent of this particular new UK BAP Priority Habitat within the District so that this information can be used to inform the Core Strategy and Sustainability Appraisal process.		V	These comments are noted and liaison with DWT to establish when data on additional Priority habitats will be available.	
Derbyshire Wildlife Trust	There is a notable absence of any mention of protected or UK and Local BAP Priority Species within the baseline information, despite that fact that there is data available for many of these species.		~	These comments are noted and liaison with DWT to establish the scope of information available on Local BAP Priority Species	
Derbyshire Wildlife Trust	There may be benefit if line 1 of the key issues table could be expanded to include locally designated sites.	~		Following consideration this text has been amended to reflect DWTs comments.	
Derbyshire Wildlife Trust	We would advise that the revision of line 2 of table 3 would also be of benefit possibly to read: New development could lead to the loss or deterioration of UK and local BAP priority habitats and species	r		Following consideration this text has been amended to reflect DWTs comments.	
Derbyshire Wildlife Trust	In light of comments above we would advise that a slight revision of the wording of sustainability objective 1 would be of benefit, for example: 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	~		This Sustainability Objective has been amended to reflect DWT concerns	

Organisation	Change Proposed	Implemented		Reasoning/justification
	Change i roposed	YES	NO	Reasoning/justification
Derbyshire Wildlife Trust	We suggest the inclusion of geodiversity within objective 1 for reasons relating to National Indicator 197 which we discuss later in this response. Consequently we advise the removal of geological diversity from objective 14. Further clarification of what the Council considers to undeveloped land should also be set out.	V		Reference to geological diversity has been removed from Sustainability Objective 14 and will be dealt with within Objective 1 as outlined above. The monitoring data to be to be used in respect of geodiversity has also been amended to reflect DWTs comments.
Derbyshire Wildlife Trust	We would also wish to see a similar revision to the species diversity decision making criteria: This could read: Will it conserve protected species UK and Local BAP Priority species and enhance species diversity	r		This detailed decision making criteria has been amended to reflect DWT comments
Derbyshire Wildlife Trust	 We would advise that there are additional conflicts which have not been identified: these are: Objective 1 and 14. In seeking the reuse of brownfield land in order to minimize greenfield land take this could create a conflict as previously developed land often has a far greater biodiversity value than intensively managed agricultural (greenfield) land Objective 1 and 15 in seeking to provide new walking, cycling and horseriding routes these are often targeted on former transport routes. These often have high biodiversity value and many are on locally designated sites. Objective 1 and 16 Some renewable energy sources have been implicated as having a negative impact on biodiversity. For example wind turbines. An additional conflict with biodiversity and flood risk is also identified which will be noted against the flood risk SA Objective added to the SA framework as a result of comments from the EA 			The above comments are noted and the conflict have been detailed in Table 6 of the SA Scoping Report
Derbyshire Wildlife Trust	It should be noted that geodiversity is not the Trusts area of expertise We would recommend that the association of UK RIGS groups should be consulted. There contact details are: National Stone Centre	V		The following details have been added to the Councils Core Strategy Consultation Database and will be consulted on all further LDF and Sustainability Appraisal Consultations.
English Heritage	The European Landscape Convention aims to encourage public authorities to adopt policies and measures at all spatial levels to protect, manage and plan the use of landscape. This document should be reference in the plans, policies and programmes considered in the SA Scoping Exercise	~		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.
English Heritage	Although not government guidance EHs recently published Conservation Principles for the Sustainable Management of the Historic Environment should be referenced in the plans, policies and programmes considered in the SA scoping exercise.	r		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices.

Organisation	Change Proposed	Impler	nented	Reasoning/justification	
Organisation	Change Proposed	YES	NO	Reasoning/justineation	
English Heritage	At appendix 1 Statements relating to PPG15 and 16 state that these documents are for guidance only and implies they have different status from the other PPGs/PPSs. The set out Government policy on the historic environment	V		This is noted and reference to these PPGs being for guidance only has been deleted.	
English Heritage	In respect of PPG15 the first bullet in column 2 should read: Protect and enhance the historic environment in town and country.	~		A minor alteration has been made to this bullet to reflect comments.	
English Heritage	In respect of PPG16 the key message should read: The Core Strategy should set out a strategy for the protection and enhancement of scheduled monuments, other archeology and heritage features within the District	V		The text set out in this column has been amended to reflect comments	
English Heritage	There is a need for a better understanding of the district's historic environment to inform development decisions. Characterisation has a role to play in this. As well as conservation area appraisals (and management plans) referred to in the evidence base the county historic landscape characterization and extensive urban surveys are examples of this. The County Heritage record will advise on the availability of these and other studies.	V		The District Council is aware of historic landscape characterisation work being undertaken at County level and will liaise with the County on this and other sources of evidence which will be fed into the evidence base (including area profiles).	
English Heritage	The buildings at risk register has been replaced by the heritage at risk register, which covers designated assets in addition to listed buildings. This should be reflected in the indicators for cultural heritage under 17.0 in appendix 2 etc. A link can be found on the EH website.	V		The baseline evidence (indicator) at Section 17 in Appendix two has been updated to reflect this change.	
English Heritage	There should be some recognition of historic landscapes and the County Historic Landscape Characterisation either under landscape or under cultural heritage within the baseline	~		This point is noted and text will be added to the main report where relevant and will be captured in area profile which will also form part of the evidence base for the LDF.	
English Heritage	The analysis at page 20 (key issues table) only focuses on negative impacts. A better way of expressing key issues related to the historic environment would be: The cultural heritage (including archeology) of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; the character of historic settlements could be adversely affected by growth, but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites			These comments have been noted and the key issues table amended to read the following: The cultural heritage, including archeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites	

Organisation	Change Proposed	Implemented		Reasoning/justification
organisation		YES	NO	Reasoning/justification
English Heritage	We recommend that the SA objective (17) dealing with cultural heritage is split into two and amended as follows: "to protect and enhance cultural, architectural and archeological heritage of the district. "to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes"	~		It is accepted that conserving the Districts heritage and promoting access to culture or heritage are different issues which can dealt with separately. To reflect these commen an additional indicator has been added to the SA Framework
English Heritage	To reflect amendments to the SA Objective (which has been split into 2 new objects) detailed decision making criteria should be amended to: "will it protect and enhance, including setting, the historic architectural, archeological and landscape of the District?" "Will it improve access to the public and the understanding of the District's historic and cultural facilities".	2		These changes have been made to reflect amendments to the SA objectives.
English Heritage	The detailed indicator referring to buildings at risk highlighted in the SA framework should be amended to read heritage at risk.	~		This amendment has been made to reflect the way that th data is now recorded by English Heritage.
English Heritage	The Indicator in the SA Framework to measure the proportion of Conservation Areas with an up to date character appraisal should be updated to read proportion of Conservation Areas with an up to date character appraisal and management pan	~		This amendment to the detail has been made.
English Heritage	The compatibility matrix should be updated to reflect potential conflicts between cultural objectives and objectives to deliver more housing and employment within the District	~		Amendments to reflect potential conflicts between protect cultural and historical assets and new development have been flagged up within Tables 5 and 6 of the SA Scoping Report
Highways Agency	The Department for Transport's Circular 02/2007 Planning and the Strategic Road Network should be included in Table 1 and Appendix 1 to inform the SA scoping Report	2		This document has been reviewed and added to the mair report and a summary of its objectives included in the Scoping Report Technical appendices.
Highways Agency	The Department for Transport's Towards a Sustainable Transport System – supporting Economic Growth in a low carbon world should be included in Table 1 and Appendix 1 to inform the SA Scoping Report	2		This document has been reviewed and added to the mair report and a summary of its objectives included in the Scoping Report Technical appendices.
Highways Agency	Table 3 may benefit from the inclusion of specific key issue associated with wider strategic transport routes	7		As a result of discussion with the Highways Agency it is r understood that the Strategic Road Network within South Derbyshire and in Districts Immediately surrounding the District are at or near capacity and frequently suffer from congestion. As such Local and Strategic transport issues have been separated out for the sake of clarity

Organisation	Change Proposed	Implemented		Reasoning/justification	
	Change Proposed	YES	NO	Reasoning/justification	
Highways Agency	Table 6 addresses the compatibility of the draftsustainability objectives, and reference is made toachieving sustainable levels of economic growth,housing and employment growth and the need toreduce and manage the impact of climate change.The Highways Agency recognises the need forsustainable economic growth and for housing andemployment growth to be balanced. To this end theEA notes the comments on page 31 about higherlevels of commuting through the creation of new jobs.The statement that: "the development of more, andhigher quality of jobs locally could rebalance the locallabour market and reduce out-commuting of thedistrict" requires further explanation/evidence inmoving forward with both the SA and Core StrategyOptions. It is not clear upon what basis this commentis made or over what timescale the rebalance will beachieved.			This comment is noted and further information will be incorporated into the LDF evidence base within areas profiles and within relevant topic papers	
Internal (SDDC) comment	The detailed decision criteria (sub objective) to reduce the amount of Greenfield land lost under the headline objective to promote sustainable forms of construction and sustainable use of natural resources as the sustainable use of land is covered under its own detailed objective	~		This change has been made to the SA Framework .	

The above Changes were integrated into the amended scoping report which was then uploaded onto the internet in Jan 2010. Following a period of significant policy change in 2010-12 the Scoping report was subsequently updated to reflect changes to policy and evidence which had taken place. An updated Scoping Report was then produced in July 2012 and subject to a further 5 Week consultation with statutory and other relevant stakeholder organisations. The following schedule highlights the changes made to the updated

Ormaniaatian	Change Brancood	Impler	nented	Decembra/instification
Organisation	Change Proposed	YES	NO	Reasoning/justification
Derbyshire County Council	Sustainability Objectives 7 and 8 need to include decision making criteria and indicators in the table on pages 21and 22. A further indicator for both would assist in sustainable development, especially the implementation of travel plans for development (housing, business etc) and their subsequent monitoring to ensure the measures are being implemented, and that targets are being met. A possible indicator for this could read "the percentage of Travel plans included in Section 106 agreements that are regularly monitored.			The requested amendments have been made to the SA Framework.

			Impler	nented	
	Organisation	Change Proposed	YES	NO	Reasoning/justification
Page 11	Environment Agency	Recommend inclusion of the National Planning Policy Framework and associated technical guidance under national programmes for soil, water and air		~	The NPPF and associated technical guidance has been added to the list of national plans (under the heading of population and human health). And whilst it is acknowledged that the NPPF does include policy in respect of soil, water and air (and should therefore be referenced in any appraisal of issues on these topics it does not need to be referenced again.
	Highways Agency	Some base year information is available in the Derby HMA modelling and a brief overview of existing transport conditions could be provided in Section 3.3 of the scoping report.	~		Information on morning and evening peak hour flows added to sections 3.3 of the scoping report.
	Highways Agency	The HA consider that a further issue is the extra pressure that new development will place on existing transport (particularly the SRN) and the anticipated significant constraints on private and public funding and the implications this has for delivering required new infrastructure to meet demand and manage adverse impacts.	~		The following key issue has been added to table 3 of the scoping report t reflect this comment: New development will place extra pressure on existing transport infrastructure (including the SRN), although significant private and public sector funding constraints exist, which could have implications for the delivery of new infrastructure to support growth.
	Highways Agency	The HA broadly supports the list of sustainable objectives set out in 5.1 in the Scoping Report. It is suggested that the detailed indicator with regard to "minimising the impact of traffic congestion on the strategic and local road network" should relate to journey times as well as well as traffic counts on selected strategic roads in the district. Traffic count information is available from the HA and Derbyshire County Council while journey time information is available from DFT.	V		Following detailed indicators have been added to table 4 of the Scoping Report (The Sustainability Appraisal Framework): Traffic Counts on selected strategic roads in the District Journey time data for SRN and / average speed data for Derbyshire Local Authority managed A roads. These will be used to measure the performance of the SA objective 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)
	Highways Agency	The HA notes that there is no detailed indicator with regard to "making the best use of infrastructure which serves new development".	~		An indicator on the number of Waste Water Treatment Works operating above identified capacity in the District has been added in response to this comment.
	Highways Agency	The HA notes that the Scoping Report indicates that "providing decent and affordable homes that meets local needs" is compatible with "making the best use of existing infrastructure and reducing the need to travel and increasing opportunities for non car travel". The HA considers that there could be a conflict between these two objectives in that there may be pressures to locate development in areas with poor accessibility or areas where significant new transport infrastructure may be required to overcome existing transport infrastructure deficiencies.	V		This comment is acknowledged and the possible conflict between these two objectives has been detailed in table 6 of the Scoping Report.
	English Heritage	We understand that Appendix 1 has yet to be updated since 2010. The NPPF now supersedes any previous reference to PPG15 and 16 and PPS5. Other documents and strategies are also likely to be relevant	~		Appendix 1 will be updated to reflect changes to policy and updated baseline information. All references to PPG15/16 and PPS5 have been deleted and replaced with reference to the NPPF where relevant.

		Implemented		-
Organisation	Change Proposed	YES	NO	Reasoning/justification
English Heritage	Please note that the historic landscape Characterisation has been carried out for Derbyshire and should be included as part of the baseline	~		This is noted and reference to the County Council's Areas of Multiple Environmental Sensitivity (which includes the historic landscape Characterisation work) as well as a general assessment of landscape sensitivity is included in the baseline and Table 2 (Evidence to be collected to inform SA work)
English Heritage	We note the outdated reference to PPS12 within para 3.2 which requires amending. We have enclosed a copy of our recently published guidance entitled 'Heritage ion Local Plans: how to create a sound plan under the NPPF'. Which includes detailed advice with regards to gathering evidence as part of the local plan and SA process and gives suggested sources of evidence, which is relevant here.	~		Reference to PPS12 has been deleted and replaced with reference to the NPPF.
English Heritage	We note the section on cultural heritage under 3.9. Please note that the quoted figures for designated heritage assets appear not to have been updated from the figures quoted in appendix 1 which are referenced to 2007 and 2008. According to our records South Derbyshire contains 713 listed buildings comprising of 48 Grade I, 48 Grade II* and 617 Grade II, 22 scheduled monuments and 22 conservation areas.	v		Facts and Figures quoted in section 3.3 of the Scoping Report have been updated to reflect these comments
English Heritage	Paragraph 3.9 refers to list buildings at risk. The national buildings at risk register has now been replaced by the heritage at risk register which covers other designated heritage assets in addition to listed buildings. This information can be accessed on the English Heritage website. This information covers all types of designated asset including listed buildings (grades I and II*), scheduled monuments, registered parks and gardens, places of worship and conservation areas at risk. Overall there are 14 entries on the National Heritage at risk list and more included on the DCC list.	V		Facts and Figures quoted in section 3.3 of the Scoping Report have been updated to reflect these comments
English Heritage	The evidence base for the local plan and SA should go further than simply setting out a list of designated heritage assets and should also consider local assets, the likelihood of unknown assets (particularly archaeology) to be discovered in the future and the historic character of landscapes and townscapes.	V		Additional contextual information has been inserted into section 3.3 of the Scoping Report to reflect these comments
English Heritage	As per the NPPF there should be some recognition of historic landscape character and the historic landscape characterisation which has been undertaken in Derbyshire	~		This is noted and reference to the County Council's Areas of Multiple Environmental Sensitivity (which includes the historic landscape Characterisation work) as well as a general assessment of landscape sensitivity is included in the baseline and Table 2 (Evidence to be collected to inform SA work)

		Implemented		
Organisation	isation Change Proposed		NO	Reasoning/justification
English Heritage	The detailed decision making criteria set out in Table 4 , for cultural heritage is unclear as it only refers to the protection of setting, whereas this should include for the protection and enhancement of the assets themselves as well as their setting. We suggest this be amended to state: "will it protect and enhance, including setting, the historic, cultural, architectural and archaeological features of the District"	~		The suggested amendment has been made to the Sustainability Appraisal Framework (Table 4)
English Heritage	The detailed indicators cited in table 4 should be broadened out to cover all types of heritage asset rather than just listed buildings.	~		The suggested amendment has been made to the Sustainability Appraisal Framework (Table 4)

29 Jan 2013

Appendix 2: KEY ISSUE	8			
Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of Local Plan
Biodiversity, Flora and F	auna	•		
New development may affect specific internationally, nationally, or locally designated wildlife sites	There are 6 SSSIs, which are located wholly or partly within South Derbyshire. One of which is a special Area of Conservation, (SAC) and hence of European Importance. Presently only 17% of SSSIs by land area in Derbyshire are in a favourable condition with almost all the remaining area being in an 'unfavourable recovering' condition. The River Mease SAC is in an unfavourable condition due to elevated levels of phosphates in the River. Pollution from nutrients is from a combination of discharges from local waste water treatment works, diffuse urban pollution and agricultural sources. There are 156 non-statutory wildlife sites covering 4.9% of the District, which are of ecological value at the County Scale. Only a third of these are recorded as being positively managed for wildlife.	Natural England Website Local Plan Habitat Regulations Screening Assessment River Mease Water Quality (Phosphate) Management Plan Derbyshire Wildlife Trust Annual Report	Continued degradation and possible loss of sites. Without the Local Plan setting out a positive strategy for growth to meet future housing and commercial development needs the location and scale of new development will be controlled through the development control process rather than through development being targeted to locations with greater environmental capacity. In particular greater levels of growth could take place in the River Mease catchment which could lead to increase in phosphates into the River (up to existing treatment work consents) or as a result of diffuse pollution from surface water or non mains foul water treatment. The Local Plan could also help improve the management of locally important wildlife sites where these are integrated into development and could control losses of wildlife sites through the inclusion of appropriate site protection policies in the Plan.	Moderate-Major: The Local Plan could significantly reduce the impact of new development on sites designated for their environmental importance. New development could steered away from areas sensitive to growth such as the River Mease which could be affected by growth in South Derbyshire in combination with that proposed in North West Leicestershire. This could allow long term projects by Severn Trent Water, Natural England and the Environment Agency to reduce phosphate levels to the long term target of 0.06mg/l, without causing further significant increases to phosphate levels attributable to further development. The Local Plan could also steer new development away from local and national wildlife sites and seeks to improve the management and links between sites where these are related to new development projects.
New development could lead to the loss or deterioration of UK and local BAP Priority habitats and species.	Many Local Wildlife sites or identified BAP Habitats are located within or adjoining existing settlements. A recent review of the management and condition of County level (Local Wildlife Sites) indicated that many sites have been degraded or lost as a result of poor management and/or development pressure. A recent survey to establish the proportion of Local Sites where active conservation management is being achieved highlighted that only one third of sites achieved this.	South Derbyshire Environmental Audit Review of Non statutory County Wildlife Sites undertaken by Derbyshire Wildlife Trust	Continued degradation and possible loss of sites: To date losses of wildlife sites to development have been modest, as sites have been protected through existing Local Plan policy from physical loss due to development. However the Local Plan is out of date and has been superseded by policy the NPPF which is less detailed. It is anticipated that losses of sites due to development will remain relatively modest as wildlife sites have limited protection through national policy	Moderate: The Local Plan would include relevant polices to protect wildlife sites of local importance or other sites which are inhabited by protected species in order to ensure losses or the deterioration of wildlife sites resulting from physical development are minimised. It would also support the delivery of green infrastructure including priority habitats and species included in local biodiversity action plans.
Population and Human H	lealth			
South Derbyshire has the fastest growing population in Derbyshire and this is placing demand on local infrastructure and services	The district is growing by more than 1% per annum. However this growth is exerting pressure on existing infrastructure such as schools and doctors' surgeries and will require significant new infrastructure provision to be sustained over the plan period	Community Strategy for South Derbyshire 2005-2010 ONS 2010 sub national projections	Continued population growth at a rate higher than any other Derbyshire Authority: the district's population is forecast to increase by 31% between 2010 and 2035. Over the same period England is forecast to grow by 19%. This rapid growth will place a significant strain on local transport education and health care infrastructure/ services and the expansion or upgrade of existing infrastructure to meet uncoordinated growth demand s may not be possible in some areas triggering the need for new strategic infrastructure provision.	Moderate/ Major The Local Plan and associated Infrastructure Delivery Plan could help ensure that new facilities and infrastructure required to meet development needs and natural changes in population can be secured as part of new development. Further the Plan could ensure that infrastructure is delivered in a timely manner to the benefit of existing and new communities. In particular the Plan could help deliver strategic infrastructure delivery by allowing multiple contributions to pay for large projects. This may not be possible in the absence of the Plan.

Key Issue	Explanation	Source	Likely Evolution without the	Proposed Impact of the Local	
Population and Human H	-		Local Plan	Plan	
The District has an aging population	The number of residents aged over 65 is forecast to increase from 14.5% in 2001 to 21.5% in 2028	Review of baseline data ONS 2010 sub national projections	The district population will continue to age. The proportion of residents aged 65 and over will continue to increase as residents live longer and birth rates fall. This increase could lead to changes to the types of accommodation required and how healthcare and leisure facilities are used within the district.	Moderate/ Major The Local Plan will not itself lead to changes in local demographics (although clearly housing provision could support the continued movement of working age people out of Derby City into South Derbyshire to live). In addition the Plan can ensure that new development meets the needs of all sections of the local community including those of an ageing population through the delivery of appropriate accommodation and new infrastructure and service provision.	
The cost of housing within the District is unaffordable for many within the local community.	Between July 2002 and June 2007 house prices increased by an average of 68.5% within the District. However increases for terraced dwellings increased by around 92.4% whilst the average cost of a detached home increased by 53.2%. Since 2007 average house prices have remained broadly static and currently the average cost of a home in the district is £166,000. However homes in some areas such as Aston, Repton and Melbourne tend to be significantly more expansive than those in Swadlincote and Hilton.	South Derbyshire Local Housing Strategy Land Registry Data Annual Monitoring Reports Derby HMA Housing Requirement Study 2013 Derby HMA Strategic Housing Market Assessment 2013	Short term: Deterioration in affordability. Medium to long term: Uncertain. Housing Affordability is largely determined by house prices (themselves largely based on economic cycles and housing supply) and the ability of households to buy property (household income, availability of credit). Given the difficulty in forecasting economic trends it is difficult to predict whether housing affordability will change, and which direction such change will take although it is now widely anticipated that house prices will increase slightly in the short to medium term as a result of government initiatives such as Funding for Lending and Help to Buy; low interest rates and a lack of new and existing homes coming to market.	Major : The Local Plan could generate significant new housing development which in turn could significantly increase housing delivery and hence supply and choice. It would also in combination with other plans within the HMA and across the region help to significantly boost housing delivery which could have a very limited impact on affordability. Most significantly, however the Plan could specify appropriate affordable housing requirement (ie 25% average across all developments) to ensure that affordable housing needs are fully met by the close of the plan period.	
The District has a significant population of gypsies and travellers whose needs differ to the wider population.	South Derbyshire has provided 22 Gypsy and Traveller pitches since 2007. Post 2012 based on assumed growth of the gypsy Accommodation		Continued increase in demand for pitches over the Plan period: The GTAA indicates the new public gypsy and traveller sites would be best located outside of South Derbyshire possibly within Amber Valley or Derbyshire Dales within the southern part of the County. In the absence of a Plan needs will be met having regard to identified need and national policy. A Local Plan could give the Authority greater control over the location of sites although it is unlikely that overall supply of sites would be impeded significantly in the absence of policy as demonstrated by delivery rates since 2007 (which have occurred in the absence of local policy guidance).	Moderate: The Local Plan would include a gypsy and traveler policy to ensure that future needs can be met within the Plan period on appropriate sites. Such a policy could control the location of sites (although not necessarily the number as these would probably be delivered in the absence of the Plan).	

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Levels of deprivation vary through the District with particular pockets of Deprivation within the Swadlincote urban area.	South Derbyshire is ranked at 221 out of 354 local authorities on the Government's indices of deprivation. (A rank of 1 indicates the most deprived). Between 2007 and 2010 the Authority recorded a slight improvement in its relative performance compared to other administrative areas. However, whilst on average levels of deprivation are lower than surrounding Districts there remain pockets of deprivation with a small number of wards in the District being located in the poorest 20% of wards nationwide. These include Hartshorne and Ticknall and Newhall and Stanton.	Indices of Multiple Deprivation 2007 Indices of Multiple Deprivation 2010	Possible general increase in deprivation levels but with large variations between different parts of the District. IMD is derived from seven topic areas including income and employment deprivation; health deprivation and disability; education training and skills deprivation barriers to housing services; crime and living environment deprivation. Multiple agencies are responsible for tackling different forms of deprivation, which is measured against the population as a whole. This makes prediction of form and scale of deprivation difficult.	Minor/Moderate: the Local Plan can seek to ensure that its policies seek to tackle identified local pockets of deprivation. For example through the provision of new housing (including affordable homes) and employment opportunities close to deprived areas, which are well served by a variety of transport means, and by the provision of new health care and open space facilities.
Skill levels vary significantly across the District.	There is a general dichotomy in educational attainment with resident in the northern part of the District more likely to have higher-level qualifications than those around Swadlincote. For example around a third of residents in Etwall, Repton, Aston, North West and Hilton have higher qualifications whilst in the Swadlincote area (Church Gresley, Newhall and Stanton, Woodville, Midway, Swadlincote and Linton) the proportion of people with higher level qualifications falls to around 10%	Review of baseline data ONS Census Data 2001/2011 NOMIS	Continued improvement Likely: A range of organisations are responsible for delivering education and training provision. Significant evidence exists that skills levels throughout the population are improving at the District Level and this is borne out in recently updated census data for the district as a whole, although evidence at ward level will not be updated until after the more detailed 2011 census information is published.	Minor/Moderate: The Local Plan can make provision for new education facilities, where need is identified and can seek to encourage the development of businesses which reflect the (improving) skills of the District and which may make a limited indirect contribution to up skilling the workforce.
Crime rates within the District are low but fear of crime remains a significant issue	Crime rates within the District are low and South Derbyshire is one of the safest places to live in Derbyshire. Levels of crime have generally fallen per 1000 people since 2006/07 Despite this, there is evidence suggesting that fear of crime remains a key issue locally.	South Derbyshire Community Strategy 2009-29 Safer South Derbyshire Plan (2011-14)	Continuation of falling crime rates (jn the short term). There have been significant reductions in crime levels over the past decade and reductions are expected to continue, at least in the short term consistent with national trends. However, fear of crime remains a significant issue within the local community.	Minor: The Local Plan can ensure that new developments are required to incorporate crime reduction design techniques. It can also seek to regenerate derelict or underused parts of the District, which can be a focus of antisocial behaviour or vandalism. The inclusion of appropriate design guidance within a design excellence policy could help ensure new development contributes towards the creation of safer communities.
Many rural communities are increasingly becoming dormitory in nature as a result of losses of existing local shops and services	Recent years have seen losses of a number of village shops, post offices and public houses. Coupled with this trend there is also increasing pressure on many employment sites within some larger villages for reuse for housing. The loss of such facilities is making many rural residents more reliant on car journeys to access facilities and employment.	Annual Monitoring Reports. South Derbyshire Community Strategy 2009-29	Continued loss of some village shops and other services. Economic and social change will continue to exert pressures on some local services and shops. The adopted Local Plan does not include policies, which seek to retain local services such as shops or post offices. As such without a policy to prevent losses it is likely that some losses would continue into the future.	Minor/Moderate: The Local Plan can seek to prevent the loss of key services in rural areas through the inclusion of relevant policies to promote new service provision and prevent the loss of existing services. It can also seek to promote the development of new employment in the countryside, subject to wider sustainability considerations. How the effectiveness of any protection policy is not fully clear as ultimately the planning system cannot stop shops or services being lost, it can only control the change of use of facilities.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Less than a quarter of District's residents frequently participate in physical activity	Sport England has set a target to increase participation in sport and physical activity by 1% a year to 2020. (Physical activity being defined as the percentage of the population over 16 participating in at least 30 minutes moderate intensity sport and recreation or sport on 3 or more days per week. Presently around 13% of adults in South Derbyshire take part in this level of sport, up from around 11.5% in 2007. This is in line with the national average.	SDDC PPG17 Assessment South Derbyshire Health Profile 2007 South Derbyshire Health Profile 2012	Continued limited improvement in participation rates. it is likely that the number of adult taking part in sport and other physical activity will continue to improve in the short to medium term (a number of local strategies include objectives and targets to increase participation in sport). It is expected that these strategies will help improve participation is sport locally.	Minor: the Local Plan could work alongside local recreational and play strategies to ensure that new development is bought forward in conjunction with new open space, sport and play provision (including new sports pitch provision across the district and new built leisure provision in Swadlincote and in the Derby Urban Area). This will help ensure that new and existing communities continue to have opportunity to benefit from recreational or formal and informal leisure space close to where they live.
Material Assets				
The District's has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs	The number of people employed within the manufacturing industry continues to decline due to structural changes to the economy at the national level. Within South Derbyshire 17% of all people employed, work within the manufacturing sector, this is significantly higher than the England average (19%). Similar rates recorded in the 2001 Census indicated that 25% of people worked in manufacturing in South Derbyshire compared to 15% in England in 2001.	D2N2 Economy Report Census 200, 2011/ NOMIS Data Derby Housing Market Area Employment Land Review 2008)	Reduction in number of people employed in manufacturing locally. Continuing structural changes in the economy are likely to continue reducing the number of people employed in this sector both locally and nationally in the short term. Longer term trends are uncertain and could be influenced by government objectives to 'rebalance' the economy.	Moderate : The Local Plan can seek to deliver an adequate supply good quality employment sites that meet the needs of a range of employment sectors including local manufacturers, thereby facilitating the diversification of the local urban and rural economy. The Plan could also include policy to facilitate extensions to existing facilities allow the continued expansion of local and national business.
There remains pressure on existing employment sites to be developed for housing.	A number of employment land sites have already been lost within the District, most notably within the Swadlincote area but also in a number of key service villages. In addition there is continuing pressure on many employment sites because of government targets to deliver new housing developments on previously developed land coupled with the uplift in land value landowners and developers can gain through successfully securing approval for the residential use of existing commercial sites.	Economic Development Team Baseline Data, Annual Monitoring Reports Employment Land Review (2008)	Continued loss of employment sites around Swadlincote Increasing losses of employment land as isolated urban or village industries continue to come under pressure for redevelopment for residential use.	Major: The Local Plan could seek to include policies that safeguard existing and proposed employment land sites and hence stem the loss of employment land to other uses; it could also deliver the managed release of poor quality employment land to other uses ensuring that sufficient sites are bought forward to replace losses.
Three quarters of the District is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify.	Over 70% of the District is in Agricultural use and there is increasingly a need for farmers, or those companies traditionally associated with the farming industry to supplement incomes through the creation of new economic opportunities through rural diversification.	DEFRA Agricultural and Horticultural Survey - England South Derbyshire Annual Monitoring Reports	Continued interest in farm and rural diversification likely. The trend towards the diversification of the rural economy has been triggered by volatile farm incomes and changes to agricultural practice together with increasing leisure and recreation opportunities associated with the National Forest and other tourism resources. It is likely that continued demand for farm and rural diversification will persist in the short to medium term	Moderate : The Local Plan can include appropriate policies which seek to facilitate the diversification of the rural economy (including farm diversification) subject to wider sustainability considerations.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Unemployment rates are on average low but vary significantly across the District.	Unemployment with the District stood at 1.8% in July 2013. This is significantly lower than both the Derbyshire and England averages (2.6% and 3.4% respectively). However, it is worth noting that unemployment rates are generally higher around Swadlincote and within the male population.	Monthly unemployment statistics for Derby and Derbyshire (July 2013)	Slight improvement likely. It is expected that the average unemployment rate will continue to fall across the district as the Economy continues to improve following constrained growth in recent years. However, unemployment rates within some parts of the District consistently remain higher than the District Average pointing to underlying issues which may need addressing at the local level.	Moderate/Major : The Local Plan can promote the regeneration of existing low quality employment land and derelict land coupled with the provision of adequate new employment land sites could help bring in new businesses and jobs reducing the jobless total in areas which suffer above average unemployment rates.
The District is well served by the strategic road network although many routes suffer frequent congestion	The District has relatively good access to strategic north-south transport routes (M1, M42/A42 and A38) as well as good access to east west routes in the Northern part of the District (A52, A50).	Derbyshire Local Transport Plan 2011- 26 Derby HMA transport modelling	Uncertain: Works to the A453, M1 and A38 could increase capacity on the existing strategic road network close to South Derbyshire. However Large scale growth around the Southern edge of Derby could, in particular affect capacity on the A50 and junctions at Chellaston and Willington and the A6.	Minor/Moderate: the Local Plan can seek to manage and reduce travel demand through the development of sustainable and mixed communities, which have access to a choice of transport means. It can also promote developments which can achieve a modal shift away from road transport and control the location of new development in relation to the strategic highways network
Local Transport routes are relatively poor and suffer congestion particularly during peak travel times	Local routes within the District are underdeveloped placing significant pressure on a number of key local routes including the A511, A514 and A444, all of which are subject to congestion at peak times.	Derbyshire Local Transport Plan 2011- 26 Derby HMA transport modelling	Increasing congestion on local roads: It is expected that without measures to reduce car usage locally, and in the absence of new road provision congestion on the A511, A514 and A444 will continue to increase with congestion becoming more frequent and more severe than at present as a result of additional development and continuing trends towards higher car usage.	Moderate/Major: the Local Plan can seek to promote the development of new infrastructure to relieve pressure on existing transport routes. It can also seek to manage and reduce travel demand through the development of sustainable and mixed communities, which have access to a choice of transport means and support the delivery of new walking, cycling routes and public transport delivery.
Public transport provision across the District is variable	Public transport provision varies significantly across the District. Public transport provision is more comprehensive around Swadlincote and on the fringes Derby City, whilst more rural parts of the District tend to have comparatively poor level of provision.	Derbyshire Local Transport Plan 2011- 26 Derby HMA transport modelling	Continuation of Current Trend Public transport services will continue to be focused in locations where the demand is greatest. As such the provision of public transport services in the most rural parts of the District may remain limited reflecting market demand for the provision of such services.	Minor-Moderate: the Local Plan can seek to locate development close to existing public transport routes which could help to sustain existing services. It can also seek developer contributions to support public transport schemes where these are needed.
There are high levels of car usage and ownership within the District	The rural nature of the District, coupled with the relatively low number of workplace jobs located in the District makes residents dependent on the private car for accessing jobs. In 2011 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such car ownership is considerably higher within the District than at the national level.	Census 2001 Census 2011	Unclear: Most new development is likely to be targeted to sites on the edge of Derby City or Swadlincote as sustainable urban extensions. As such these areas are likely to relatively well served by public transport and located in closer to key services like employment uses. However, it is also likely that increases car ownership and usage will continue in the short to medium term in line with national trends recorded through the Census.	Minor-Moderate: The Local Plan can seek to include policies that continue to promote development well related to existing services and facilities, with good access a range of transport modes. It can also seek to improve existing public transport services including walking and cycling routes.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
The quality and range of retail and leisure services offered in Swadlincote and villages needs conserving and enhancing to prevent the loss of customers to nearby regional or local centres.	Recent retail schemes have substantially improved retail offer within the town. Major schemes include and extension to Sainsbury's, and the development of Morrisons and the Wragg's site in 2011. However many residents choose to access retail services outside of the District in Burton, Derby City or beyond.	Swadlincote Retail and Leisure Study 2004. Swadlincote Vision and Strategy Annual Monitoring Reports	Unclear: There has been significant investment into Swadlincote Town centre in recent years and the Council continues to support the regeneration and enhancement of the centre within the Swadlincote Town Centre Vision and Strategy. However it is unclear whether there is likely to be significant enhancement to retail and leisure in the future as this has tended to be market led. Within the villages however, the loss of existing retail services is likely to continue with the decline of facilities in many of the District's smaller settlements.	Moderate The Local Plan could support the continued growth of Swadlincote where need is identified, in particular facilitating the growth of retail and leisure developments In addition the Local Plan will also seek to improve the attractiveness of the Town centre through the facilitation of public realm improvements. Within the District's villages, policies to control the loss of shops, post offices, pubs and other key services could help reduce losses, and where appropriate facilitate the provision of appropriate new facilities.
Soil, Water and Air				
Around half of all household waste is still disposed of to landfill.	The District Council currently recycles or composts just under half of all household waste collected by the authority. As such 55% of waste is still landfilled	Annual Monitoring Reports	Slight improvement in recycling rates likely. In 2002/03 South Derbyshire recycled 12% of municipal waste collected. This had increased to 28.1% by 2006/07 and 45% by 2011/12. Recycling rates have remained broadly similar for the past 3 years. However proposed changes to waste collection in South Derbyshire is likely to continue supporting modest improvements to recycling rates in the short to medium term	Minor: The Local Plan can include policies, which seek the provision of bring sites alongside major development schemes. It can also seek to ensure that new homes are well designed to facilitate recycling or composting (i.e. through the provision of adequate storage space in new homes to store waste).
There will be a continued need for sand and gravel workings within the Trent, Lower Derwent and Lower Dove Valleys	The geology of Derbyshire exhibits a rich variety of minerals, especially limestone sand and gravel which are important construction materials. Over the past ten years an average of 1.23m tonnes of gravel have been extracted from four sites within the Trent Valley and a further site in Derbyshire Dales. Three of the Trent Valley sites (Swarkestone, Elvaston and Shardlow) are located in South Derbyshire and going forward will fully meet local sand and gravel requirements. There is a landbank of 6 years across permiited reserves of Sand and Gravel in Derbyshire.	Derby and Derbyshire Minerals Local Plan Derbyshire Local Aggregates Assessment	Increased demand in the short term, but long term reductions in extraction in the longer term. Between 2002 and 2009 gravel extraction in Derbyshire fell from 1.53mt/pa to 0.91 mt/pa, even whilst the economy was buoyant and local housing and employment growth delivery rates were significantly above historic levels. Since 2009 gravel extraction has bounced back slightly to 1.1mt/pa (most likely representing a slight improvement in the economy since the credit crunch, and the commencement of significant infrastructure projects. However it is likely that extraction rates will move back towards longer term average rates in the short term, although in the longer term could reflect the historic trend towards falling production – most likely associated with improved resource efficiency and increased use of secondary aggregates.	Minor/Moderate: The Local Plan could include policies to encourage sustainable construction techniques which may help encourage the reuse of secondary aggregates ahead of primary won aggregates. However the scale of growth which will be established by the Plan is likely to sustain demand for sand and gravel resources from within the Trent Valley.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
New development will generate the need for additional water supply but existing supplies in many parts of the region are fully committed.	An increase in housing development will result in an increase in water consumption. Without increases in planned supply and/or measures to reduce water use many parts of the region will be in deficit by the end of the Plan period. More locally much of the plan area in the falling within the Trent catchment has water available to meet future need. However, in some areas including the Mease SAC water is either not available or only available in the winter.	Tame, Anker and Mease abstraction licensing strategy (2013) Derbyshire Derwent abstraction licensing strategy (2013) Lower Trent and Erewash abstraction licensing strategy (2013) Dove abstraction licensing strategy (2013) Derby HMA Water Cycle Study Water Company Water Resource Management Plans 2010-35 Draft WRMPs 2015-40	Continued and increasing pressure on water resources: water resources will be squeezed in the short to long term as a result of increased development coupled with climate change impacts and reductions in water resource available (to protect environmentally sensitive areas), Current and emerging Water Resource Management Plans indicate that resources will be placed under greater pressure in the future and demand management will be important to reduce demand and ensure sufficient water supplies can be made available towards the end and after the close of the Plan period.	Minor/Moderate: The Local Plan can seek to promote the uptake of water efficient development in new homes and businesses through the promotion of new homes built in accordance with requirements set out in the Code for Sustainable Homes, or through the promotion, rainwater harvesting, grey water recycling. This could help support demand management measures being pursued by water companies to balance water demand and supply.
There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows.	Within South Derbyshire there are known capacity issues at a number of waste water treatment works including Milton, Coton Park, Findern and Ticknall. In addition the sewerage network around Derby City and some other areas are unlikely to be able to accommodate proposed growth without further investment in infrastructure. More significantly the receiving water capacity for treatment works in the Mease Catchment is such that it is unlikely that additional waste water flows beyond existing consents would be granted. This is because additional discharge of waste water could affect the integrity of the River Mease SAC.	Derby HMA Water Cycle Study River Mease Water Quality (Phosphate) Management Plan	Potential for significant impacts on waste water infrastructure and the receiving environment. In the absence of a Local Plan water companies would have to respond in an ad hoc fashion to new growth. In addition the authority would be unable to steer growth away from the most sensitive environments such as the River Mease SAC	Major: the Local Plan can steer new development away from areas where there is no capacity in the receiving environment to receive additional waste water flows and could help provide water companies with certainty over the number and timeframe over which new development will come forward. This can then help water companies plan and implement necessary infrastructure improvements to waste water treatment works and the sewerage network surrounding new development.
Much of the District lies within areas known to be at significant flood risk	There are presently 1067 buildings located in areas of medium flood risk and 2705 buildings and located within areas of categorised as being of high flood risk. As such based on the current number of homes in the District it is likely that approaching 10% of all dwellings are at high or medium risk from flooding. In addition around 21% of the district by land area is at medium or high flood risk from main river flooding.	GIS Data South Derbyshire Level 1 Strategic Flood Risk Assessment Derby HMA water Cycle Study Managing Flood Risk: River Trent Catchment Flood Management Plan River Derwent Flood Risk Management Strategy	Uncertain: climate change could increase the number of properties at flood risk. However set against this major flood works around the villages of Hatton, Scropton and Egginton and around the Derwent south of Derby City will reduce flood risk for a substantial number of properties. National Policy is likely to restrict significant large scale growth from coming forward in areas subject to flood risk.	Major: The production of the Local plan will be based on a detailed analysis of flood risk on a District wide basis. In allocating future housing land a sequential approach to reducing flood risk will be taken that significantly reduces the need to release land for new homes in areas at flood risk. In addition the inclusion of polices to better deal with surface water and not exacerbate flood risk off site could help reduce flood risk to properties.

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
New development could give rise to increased air, water or light pollution or could reduce local tranquillity	Significant new development could lead to the urbanisation of many currently undeveloped sites. This could reduce tranquility, or lead to increases in water, air or light pollution.	Derbyshire Local Transport Plan 2011- 26 Derby and East Staffordshire Air Quality Management Area strategies Derby HMA water Cycle Study Derbyshire County Council Tranquility Mapping	Unclear: It is likely that water quality will continue to improve in order to meet targets and objectives associated with the water framework directive (irrespective of new housing development). AQMA in East Staffs and Derby City could also be affected by growth although it is unclear to what extent. In respect of and noise and light pollution new development could give rise to additional complaints to the Council's environmental health team, although it is unclear whether development would lead to a significant deterioration in the environmental quality.	Moderate: The Local Plan can seek to locate new homes and businesses in locations where they will have the least impact on the environment, for example away from areas sensitive to additional pollution (the river Mease catchment or close to AQMAs in Burton or Derby City). It can also include amenity and design policies to reduce surface water pollution (through SUDS) or noise, light, air pollution (including dust and odour) through the inclusion of an amenity policy.
There is a significant amount of previously developed (brownfield) land within the District	pped (brownfield) strict strict vecorded as being derelict is the result of the closure of two large power station sites at Willington and Drakelow. Consent for new power stations has been granted although to date neither site is under construction		Major reduction in brownfield land (in area terms) likely. Almost half of the brownfield land in the district is accounted for on two large former power station sites. Consent has been granted on the Drakelow site for a new power station and 2,239 homes, whilst consent for a new power station on the Willington site was granted in 2011.	Minor to Moderate: The Local Plan can seek to facilitate the reuse of smaller previously developed sites such as the TG Green and Montracon sites in Swadlincote or land at Hilton Depot. the Plan could include policies which promotes the reuse of sites which come forward within the plan period
Climatic Factors		•		
There is virtually no existing renewable energy generation capacity within the District	Increasingly the government is encouraging the take up of onsite, or decentralised renewable or low carbon energy to meet a proportion of a developments energy usage, but at present this trend is not reflected within the District. Presently there is less than 7.05MW of installed renewal energy capacity despite significant resources being available	Annual Monitoring Report Cleaner, Greener Energy Study	Increase in renewable energy capacity Likely: External energy policies and renewable energy grants, coupled with the increasingly expensive cost of carbon- based energy supplies is likely to lead to increases in locally based micro- and small scale renewable energy capacity. However wind energy capacity could be constrained due to the proximity of East Midlands Airport and landscape constraints.	Moderate: The Local Plan can seek to facilitate the development of large scale renewable energy capacity where appropriate.
Cultural Heritage				
The cultural heritage, including archeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites	Pressure for new development has historically had a negative impact on much of the Districts archeological or cultural heritage. This is borne out in a number of conservation area appraisals commission by the Council. The protection of the Districts cultural heritage remains a significant issue for many local residents, businesses and community groups.	Conservation Area Appraisals Annual Monitoring Report	Uncertain: A number of historically significant buildings continue to be at risk from new development or in some cases as a result of a lack of development. Data collected to inform the annual monitoring report suggests the proportion of listed building at risk remains around 6% of the District's total stock.	Moderate: The Local Plan could seek to locate new development away from listed buildings or other heritage assets which could be negatively affected by large -scale growth. It could also seek to ensure that it brings at risk heritage assets back into reuse and where appropriate improve access to heritage features and assets

Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan	
Landscape	•		·		
Uncontrolled or unsympathetic development could harm local landscape or townscape character	The landscape character assessment produced by Derbyshire County Council suggests that large-scale developments have had a detrimental impact on a number of landscape character areas in the District. In particular landscape types located in the Trent Valley have been eroded by new development for example around Derby, Hilton and Hatton, whilst the landscape around Swadlincote (in the Leicestershire and South Derbyshire Coalfield) has also faced significant change (albeit more positive change) as the National Forest seeks deliver wider landscape and nature conservation improvements in an area historically impacted by coal mining, (including open casting) and clay extraction.	The Landscape Character of Derbyshire Areas of Multiple Environmental Sensitivity Trent Valley Landscape sensitivity Study Key Villages landscape Sensitivity Study (draft) Strategic Sites landscape Assessment Study (draft)	Continued erosion of local landscape character: Further growth on the edge of large settlements could continue to lead to divergence in local countryside character especially in the Northern part of the District. Across the southern part of the District landscape improvements driven by the National Forest are helping to enhance an historically despoiled landscape. This work is likely to continue in the absence of the District Council adopting its Local Plan although tree planting delivery and landscape improvements may be delivered on a more ad-hoc basis.	Moderate-Major: The Core Strategy could seek to ensure that new development is targeted to locations which are less likely to be impacted significantly. It could also seek to reduce any residual impacts associated with new development through including policies which seek to ensure developments are adequately screened, and reflect the existing local vernacular of the built development close by. The Core Strategy can also continue to support the broad objectives of the National Forest ensuring that new development is delivered in a way, which recognises these objectives.	
New development could lead to the loss of existing open space which has recreational value or benefits the character of the area	Housing development pressure and government policies supporting reusing brownfield land, and making the most efficient use of land is leading to increased pressure on both formal and informal open space located within and around existing settlements.	National Forest Strategy PPG17 Assessment	Potential for continued losses of open space and other permissive open land: The continued emphasis on securing the efficient use of land is placing increasing pressure on the redevelopment of land with and adjacent to existing settlements, much of which helps contribute to the character of the area in which it is located.	Moderate: The Local Plan can seek to include policies, which protects identified open space within existing settlements. Further the Plan can also seek to protect previously developed sites, which are considered to have landscape or biodiversity interest from redevelopment.	

Appendix 3 Assessment of Plan	Objectives A	gainst Susta	inability App	oraisal Objec	tives								
(Plan) Objectives	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co- ordinated with development in adjoining areas both within and outside the Derby HMA
	~		?	?	~	?	?	~	~	~	?		?
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			Creation of woodland based economy could support habitat creation in the district, although additional development could lead to habitat losses	New housing could lead to habitat losses although it could provide opportunities to secure new habitat creation close to where people live	Management and creation of green spaces for leisure could help support recreation opportunities	Creation of woodland based economy could support habitat creation but additional development in the countryside may affect wildlife	New transport infrastructure could lead to the loss of existing sites. But may also present opportunities for new habitat creation	Provision of new Green Infrastructure will provide opportunities for habitat creation and could help provide links between sites.			Reuse of brownfield land will reduce need for undeveloped sites, but many previously used sites can be important in terms of biodiversity		Strategic and cross boundary approach to planning could help deliver linked networks of green infrastructure and habitat creation
	~	~	~	~	~	V There is significant need	X Need to provide homes in	Failure to deliver	?		~	Provision of new housing	
to provide decent and affordable homes that meet local needs						There is significant need for decent affordable housing in many urban rural communities in South Derbyshire	Need to provide homes in rural locations poorly served by public transport to meet local need could increase car usage.	Failure to deliver adequate infrastructure could throttle housing delivery in constrained locations	Housing growth in some areas may have a negative impact on local landscape however it could also support reuse of redundant buildings	Housing delivery will support national forest creation through on and off site contributions, and will ensure residents have access to leisure and recreation opportunities		Provision of new housing will help support the role of the town as a sub regional centre	Coordinated growth allows constraints to housing delivery, which may exist across boundaries to identified.
	~	~	~	~	~	/	v	/		~			~
to improve the health and well-being of the population		Provision of lifetime homes could allow people to stay in their homes longer and could provide outdoor space which meet the needs of local communities	Improved job prospects and wages could help support community well being	New homes which are energy efficient will contribute towards affordable warmth		Rural diversification associated with the provision of leisure and recreation activities could encourage residents to get active.	Reduction in car use could reduce the number of accidents and air pollution in congested areas. Increases in walking and cycling could secure health improvements.	Creation of new Green infra-structure could provide new walking and cycling routes, and provide new informal and formal leisure recreation opportunities		Expansion of the national forest will create new recreation and leisure opportunities.			cross boundary approach to planning could help deliver linked networks of green space which offer leisure and recreation opportunities to local communities
	~	~			~	~	~				~		~
to improve community safety and reduce crime and fear of crime	Better design could 'design out' crime	Provision of youth facilities may help tackle antisocial behaviour in some locations. Better design of urban spaces could reduce fear of crime.				Provision of community facilities could help reduce crime levels or antisocial behaviour in some communities	Reduction in car usage could help reduce number of road traffic accidents locally, especially where cycle, and walking routes are off road.	Provision of dedicated cycle path provision, or improvements in road infrastructure could help reduce congestion and improve road safety.			Reuse of derelict sites could bring back into use sites often blighted by antisocial behaviour.		Much of the education provision to pupils from south Derbyshire is met in Derby City or East Staffs. Cross boundary working could allow better school place planning
		~	~					/		~		/	
to improve educational achievement and improve the District's skills base		Meeting the needs of the districts younger population will partly be delivered through provision of adequate education and training						Provision of schools, and other training facilities at appropriate times will aid educational achievement.		National Forest and related projects such as the Rosliston Forestry centre offer opportunities for environmental education and training.		Strengthening of Swadlincote as a SRC could provide opportunity to improve the towns further and secondary education provision.	
		~	~	~	~	A more vibrant	<i>v</i>	~		? Access to the countryside		? Economic development to	
to promote social inclusion and reduce inequalities associated with deprivation across the District						countryside with locally available jobs could help reduce levels of deprivation in may rural areas of the District				could help reduce social deprivation in many of the District's most deprived areas although to what extent is unclear		support Swadlincote's status as an SRC may provide new jobs and training opportunities.	
To improve local accessibility to healthcare, education	Ensuring community	Locally accessible	Improved accessibility	~	~	? New developments in the	~	~		National Forest creation	? Reuse of land in urban	~	Coordination of facilities
employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	facilities are locally accessible will reduce the need to travel and ensure developments are more sustainable	community facilities will ensure that all parts of the local community can access the services	to local labour markets and vice versa.			countryside could lead to unsustainable travel patterns, but could also support day to day services in rural locations				offers opportunities to provide open spaces for leisure and recreation use and for the provision of walking and cycling routes	areas could facilitate more compact communities. Away from urban areas reuse of derelict sites may give rise to unsustainable travel patterns		and services across administrative boundaries will allow more comprehensive planning of new communities.
	~	~	?	~	~	?	~	~					
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)			Location of new businesses will need to be in areas accessible for all to ensure compatibility. Away from areas well served by public transport could conflict.			New developments in the countryside could lead to unsustainable travel patterns, but could also support day to day services in rural locations				National Forest creation offers opportunities to provide opens spaces for leisure and recreation use and for the provision of walking and cycling routes	Reuses of derelict sites are likely to offer opportunities to reuse and upgrade existing utility and road infrastructure.	Strengthening of role of Swadlincote could improve the town's retail, employment and leisure offer and reduce commuting to Derby, Burton and Ashby.	Cross boundary working could help ensure infrastructure planning takes account of cumulative impacts of growth in nearby administrative areas.
	~		~	~		~	~	~	X	~	?	~	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Development of new businesses may increase waste and climate change gases but could have a net benefit where new units replace existing inefficient premises.							Stable economic growth will help provide the conditions to support social, physical and green infrastructure provision	New employment land provision could have a detrimental impact on landscape character,	The National Forest is a key tourism and economic driver in South Derbyshire and provides opportunity to diversify the local economy	Reuse of brownfield sites can lead to the creation of new employment uses, but many existing employment sites are lost to alternative uses	Strengthening of role of Swadlincote could increase the town's employment offer	
	<i>v</i>		~	~		~	?	~	X	~	?	<i>v</i>	
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Location of new business space and detailed design of units will need to be carefully designed and located to ensure compatibility						Diversification of rural economies may increase dependence on private car use unless alternative transport modes are available			The National Forest is a key tourism and economic driver in South Derbyshire and provides opportunity to diversify the local economy	Reuse of brownfield sites can lead to the creation of new employment uses, but many existing employment sites are lost to alternative uses	Strengthening of role of Swadlincote could improve the town's employment offer and attract a greater diversity of jobs to the area	

	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadilincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co- ordinated with development in adjoining areas both within and outside the Derby HMA
	~	~	~	~		~	~				Pouce of dereliet town	~	
to enhance the vitality and viability of existing town and village centres					Improved urban design and use of public space could contribute towards reducing crime levels in Swadlincote Town Centre			Delivery of new schools, libraries and community centres/town halls would support vitality of existing town / village centres	Reinstatement of heritage features will help improve the built environment	New forest related development could help bring open spaces into many larger settlements and support local tourism and leisure opportunities.	Reuse of derelict town and village sites will improve attractiveness of town and village centres		
	~	~		~	~		~	~	~	v	<i>v</i>		
to improve the quality of new development and the existing built environment	Locally distinctive development would help secure improvements in the existing built environment	Integrating standards such as lifetimes homes could help ensure new development better meets the needs of local communities.		Better quality housing is consistent with better urban design	Better designed development could help contribute towards reducing crime levels in Swadlincote Town Centre		Improved design of new developments could increase transport choice and reduce need to travel	Provision of new infrastructure such as dedicated cycling and walking provision offers opportunities to secure better design in new development	Integrating new development with existing landscape and townscape character will help foster better design	The National Forest offers opportunity to secure better building design and development layout	Reuse of brownfield sites offers opportunity to secure regeneration of disused or underused parts of districts towns and villages.		
	~			~				~	~	?	?		
to minimise waste and increase the reuse and recycling of waste materials	New developments can be designed minimise use of materials during construction and to accommodate waste storage for recycling during use.			Improved housing could help contribute to efficient use of energy and water resources				Provision of adequate waste sites at appropriate times could help ensure waste is reclaimed/ recycled or used for energy recovery	Reduction in waste generation could help reduce landscape scale impacts associated with large scale landfill/ land raise sites.	Significant tree planting could increase wood residues generated locally. It could also provide opportunity for low carbon energy generation	Reuse of derelict land is positive, but remediation could lead to generation of contaminated soils which could need to be disposed of to landfill.		
			~	<i>v</i>			~		?		~		
to promote sustainable forms of construction and sustainable use of natural resources	New developments can be designed to make use of recycled or natural materials and minimise the use of materials during construction			Improved housing could help contribute to efficient use of energy and water resources		Sustainable construction and design could help improve energy efficiency of new developments & reduce reliance on oil and coal in rural areas			Opportunity to secure good quality design, although need to ensure new developments are not incompatible with landscape/townscape and cultural heritage assets.	Use of sustainable materials, especially wood is supported by the National Forest. The forest could help to provide a design context for new development.			
	~		X	X	?	?	<i>v</i>	v	/	~	?	X	/
to reduce water, light, air and noise pollution			Delivery of a diverse economy is likely to include allocation of some additional sites which could increase water, light air and noise pollution complaints locally	Delivery of housing to meet identified need could increase water, light air and noise pollution.	Creation of safer communities could lead to increases in lighting in new development to reduce crime / fear of crime	Creation of new uses in the countryside could lead to more noise and light pollution. However dispersed development may be positive in terms of air quality impacts.	Reducing need to travel could help air and noise pollution associated with road traffic	Timely delivery of waste water infrastructure could reduce water pollution levels in the Districts rivers and other surface / ground waters	Reduction of noise and light pollution could help safeguard landscape character and tranquillity.	National forest planting could provide landscape buffers between noisy developments and deliver water quality improvements in developments	Reuse of brownfield sites could provide opportunity to reduce water pollution from run off, but could remobilise contaminants during remediation.	Continuing development in Swadlincote could lead to increased water, air noise and light pollution associated with new development	Coordination of development will allow areas already significantly impacted by pollution to be identified, such as air quality issues in Derby City and East Staffordshire
	~				~	?	?		?		~	?	~
to minimise the irreversible loss of undeveloped (greenfield) land					Brownfield land it is likely decontaminated or remediated ahead of reuse	Additional housing or economic development in the countryside could lead to the loss of Greenfield sites.	Whether or not reuse of brownfield sites increases need to travel is dependent on their scale and location		Post industrial landscapes may have significant biodiversity value and redevelopment of sites could have a detrimental impact on species diversity of disused sites.			There are a number of large derelict sites outside of Swadlincote which may pull investment away from the town, but large brownfield sites are also located at Woodville and Swadlincote	Coordinating growth across boundaries could ensure that brownfield sites in Derby City are developed ahead of green field sites elsewhere.
	~			Provision of decent	Management of flood risk			Timely provision of	Provision of surface water	Tree planting and creation	? Generally compatible		Coordinated approach to
to reduce and manage flood risk and surface water run-off				housing should preclude provision of housing at flood risk.	could help to reduce the number of people and properties affected by flooding.			sewage treatment works and other surface water infrastructure could reduce flood risk	infrastructure could improve water retention on site and creation of ponds, ditches and swales provide habitat creation.	of basins, swales and ditches to reduce flood risk opportunities for habitat creation and for leisure and recreation opportunities	although some brownfield sites are located in areas at flood risk.		development allows upstream and downstream flooding issues to be considered in respect of developments in South Derbyshire.
to reduce and manage the impacts of climate change and the District's contribution towards the causes			Economic growth is likely to lead to increases in water and energy usage and may contribute to the causes and effects of climate change	Provision of new housing is likely to lead to increases in water and energy usage and may contribute to the causes and effects of climate change		? New development away from existing towns and villages could increases dependence on the car and may be less energy efficient.	Reduction in car and transport use will reduce emissions of climate change gases locally.	Provision of Green Infrastructure could provide space for urban cooling, and may reduce flood risk associated with climate change	Reducing and managing climate change impacts locally could safeguard heritage or environmental sites or assets from damage.	The National Forest offers opportunities for managing and reducing climate change impacts at the local level.		Further development around Swadlincote could help reduce the need to travel and provide modal shift away from the car reducing CO2 emissions.	Cross boundary working may allow a more comprehensive approach to tackling climate change.
	~		X	X	v	?			~	v	?	?	
to protect and enhance the cultural, architectural and archeological heritage of the district.			New strategic employment land provision could have a negative impact on local architectural character and archaeological heritage	New housing land provision could have a negative impact on local architectural character and archaeological heritage	Heritage assets such as listed buildings or ancient monuments could provide opportunities for education or other community activities.	Reuse of redundant rural buildings could be secured with new uses, although impacts could be negative depending on how buildings are reused.				The National Forest provides opportunities to improve the setting of many historic heritage features and assets.	Reuse of brownfield sites will reduce the need for Greenfield sites, but reuse of sites may lead to losses of sites or buildings of archaeological value.	Reusing sites of archaeological importance may have negative impacts, but sympathetic development could benefit the towns architectural quality	
	~	/		?		~			~		?	?	
to improve access to the cultural heritage of the District for enjoyment and educational purposes		Encouraging the use of cultural heritage facilities may provide opportunities for all parts of the local community.	Better access to cultural heritage assets could help strengthen local tourism and leisure offer.	New housing provision or work to existing housing stock could have an uncertain impact on listed buildings, conservation areas or other sensitive townscapes	Encouraging the use of heritage features for education and enjoyment could provide opportunities to develop vibrant active and healthy communities	Improves access to cultural heritage assets could help strengthen local tourism and leisure offer within rural areas				The creation of the National Forest support could help improve access and could help strengthen tourism and leisure opportunities associated with them	Reuse of brownfield sites will reduce the need for Greenfield sites, but reuse of sites may lead to losses of sites or buildings of archaeological or cultural value.	New development could harm the setting or character of historic townscapes but could also provide opportunity to strengthen local character	
	~		X Delivery of additional	X Delivery of additional		X Depending on scale and		Green Infrastructure	~	National Forest planting	? Impacts may be beneficial	? Strengthening of the role	Consideration of
to conserve and enhance the District's landscape and townscape character			employment sites could have a negative impact on landscape character	housing sites could have a negative impact on landscape character		location of proposals development in the countryside could have a negative impact on landscape character		enhancements within the District		and habitat creation will help to deliver beneficial landscape scale change to much of the District.	impacts may be beneficial where additional Greenfield losses are prevented, but may have a negative impact where sites are located in rural areas	of Swadincote could prevent additional Greenfield growth away from the town but may lead to landscape impacts locally	consideration of landscape impacts in other authority areas could ensure that developments don't impact significantly outside of the district

Appendix 4: Broad Options Appraisal

Housing Growth Options in the Derby Housing Market Area (HMA)

Issue 1 –Options for the Amount of Growth in the Derby Housing Market Area* * indicative annual average dwelling numbers for South Derbyshire for the following options are set out in brackets

Local Plan Approaches:

Growth Option: 1: Balanced Migration

- Plan for the natural growth of the area and assume that the number of people moving into the area will be the same as that moving out. (267 dpa)

Growth Option 2: Current Building Trends (Business As Usual)

- Plan for a level of growth based on a continuation of current house building trends. (567 dpa)

Growth Option 3: Regional Plan Targets

- The level of growth would be based on targets established in the Regional Plan. (600 dpa)

Growth Option 4: Government Projections

- Plan for growth based on the Governments most recent household projections and reflects current migration trends. (741 dpa)

Growth Option 5: HMA Housing Requirements Study recommendation (635 dpa)

- Plan for Growth based on HMA Housing requirement Study

Growth Option 6: Housing Requirements of the Derby HMA Study (prepared by Pegasus Group) (1045 dpa)

- Plan for Growth based on Developer's Joint Assessment of Identified Needs.

Growth Option 7: HMA Housing Requirements Study Update recommendation (673dpa)

- Plan for Growth based on update to the Derby Housing Market Area Housing Requirement Study (2013).

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
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	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.
	XX	×	X	~~	×	~~	~~
to provide decent and affordable homes that meet local needs	Housing provision would be well below assessed need and would fail to take account of full, housing need. Impacts would be negative and of major significance.	Provision of new homes based on current delivery would be notably below the objectively assessed housing need. Although would perform better than option 1. Impacts would be negative and of moderate significance.	Provision of new homes based on historic regional plan requirements would be broadly comparable with option 2.	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered positive and of major significance.	Provision of new homes based on the districts previous housing requirement study would provide additional new homes but below the level of identified need in the updated HRS. Housing delivery rates would be around 5% lower than identified need over the plan period. Impacts would be negative and of minor or moderate significance with any shortfall increasing over time	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered positive and of major significance.	Provision of new homes based on the Housing Requirements would provide sufficient housing to meet current identified need (including any backlog in supply since 2008) and improve housing choice for local residents and people wishing to migrate to South Derbyshire from surrounding districts. Impacts are considered positive and of major significance.
	XX	X	X	~~	X	~~	~~
to improve the health and well-being of the population	Suppressed housing provision would fail to deliver sufficient affordable housing requirements identified in the strategic housing market assessment. Given the low level of supply under this scenario impacts would be negative and of major significance.	Housing delivery would be below identified need (albeit at levels twice that of option 1) and would constrain the delivery of new low cost and affordable housing to levels below identified need. Impacts are considered likely to be negative and of moderate significance.	Impacts are likely to be broadly consistent with Option 2	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be major significance, long term and positive .	Housing delivery would be around 5% below identified need and would constrain the delivery of new low cost and affordable housing. Impacts would be moderated by the relatively low level of under provision. Impacts would be negative and of minor significance	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be major significance, long term and positive .	The provision of new housing based on assessed need would lead to increased affordable and low cost housing provision and could deliver formal and informal open space on housing applications and where appropriate could help improve or deliver additional health facilities. Impacts would be positive and of moderate to major significance

	?	?	?	?	?	?	?
to improve community safety and reduce crime and fear of crime	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the capacity of the local road infrastructure, and the detailed design, and implementation on site.
to improve educational achievement and improve the District's skills base	? The exact impacts from new development are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain.	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .	? Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development. However evidence indicates that many schools attended by South Derbyshire pupils are at or close to capacity. At the same time however, new development could provide opportunities to deliver new facilities. As such impacts are considered uncertain .
	XX	Х	Х	~~	Х	~~	~~
to promote social inclusion and reduce inequalities associated with deprivation across the District	Suppressed housing provision would fail to deliver sufficient affordable housing to meet requirements identified in the strategic housing market assessment. Given the low level of supply under this scenario impacts would be negative and of major significance.	Housing delivery would be below identified need (albeit at levels twice that of option 1) and would constrain the delivery of new low cost and affordable housing to levels below identified need. Impacts are considered likely to be negative and of moderate significance.	Impacts are likely to be broadly consistent with Option 2	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing which could reduce deprivation associated with housing. Impacts are considered likely to be major significance, long term and positive .	Housing provision based on this level would underprovide homes required to meet local need. Impacts would be negative and of minor significance.	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing which could reduce deprivation associated with housing. Impacts are considered likely to be major significance, long term and positive .	Growth levels based on identified need set out in the updated HRS would deliver significant levels of affordable housing would fully meet the growth requirements for the district in respect of affordable and market housing]) Impacts are considered positive and of major significance.
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.	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided	Uncertain impact. Improvements would be largely dependent on the new infrastructure and facilities provided by development schemes and how any scheme relates to existing facilities rather than the number of homes provided
	?	?	?	?	?	?	?
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)	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.	Uncertain impact. Effects would be dependent on the capacity of local infrastructure (and hence the location of development), opportunities for non-car transport around potential sites and the new infrastructure proposed alongside development.
	XX			~~	v	~~	v
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	A reduction of 300 homes p.a. compared to could remove £30million pounds from the local economy each year and reduce the growth in the number of working age people in the district by 360-480 each year compared to average long term growth ¹ . Impacts would be negative and moderate to major significance.	The development of around 570 homes per annum could help support economic growth directly. This level of growth could add around £60m to the district economy each year and add 720-960 working age people to the local labour market each year ¹ Impacts would be comparable with current plan effects	The development of around 570 homes per annum could help support economic growth directly. This level of growth could add around £60m to the district economy each year and add 720-960 working age people to the local labour market each year ¹ Impacts would be comparable with current plan effects	A significant increase in housing provision could help support economic growth directly and indirectly in the district This level of growth could add £75m to the district economy each year and add 900- 1200 working age people to the local labour market each year ¹ . Impacts would be positive and of moderate to major significance.	The development of around 635 homes per annum could help support economic growth directly. This level of growth could add £63m to the district economy each year and add 750-1000 working age people to the local labour market each year ¹ The overall impact is considered positive and of minor to moderate significance.	A significant increase in housing provision could help support economic growth directly and indirectly in the district. This level of growth could add £105m to the district economy each year and add 1250-1700 working age people to the local labour market each year ¹ Impacts are potentially positiv e and of major significance. However, there is some uncertainty as to whether this level of growth is deliverable within the Plan period given the current economic climate.	A significant increase in housing provision (around 17% above long term delivery rates) could help support economic growth directly and indirectly in the district This level of growth could add £67m to the district economy each year and add 800- 1100 working age people to the local labour market each year ¹ . Impacts would be positive and of moderate significance.

 $^{^{1}\}ensuremath{\mathsf{Based}}$ on general data provided by regeneris on the economics of housing benefit.

	XX			~~	~	~~	V
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Suppressed housing growth would constrain future economic development in the District to levels well below historic trends. Impacts would be negative and of major significance	Housing growth at historic levels is expected to create a demand for additional employment at rates similar to historic trends. The overall impact (whilst positive in aggregate terms) would have no discernable impact compared to recent trends.	Impacts are likely to be consistent with Option 2	A significant increase in housing provision would help support demand for goods and services in local and rural economies by increasing the local population. Elevated growth notably higher than historic levels would have a probable positive impact of moderate to major significance.	Housing growth based on now superseded housing requirement rates would on aggregate create a demand for additional employment and for goods and services in local and rural economies, this could help support existing businesses as well as new business growth. Elevated growth n at this level would have a probable positive impact of minor significance.	A significant increase in housing provision would help support demand for goods and services in local and rural economies, this would help support existing businesses as well as new business growth. Impacts are considered positive and of major significance.	A significant increase in housing provision compared to historic trends outlined in the HRS would help support demand for goods and services in local and rural economies;. Growth at this level could have a positive impact of moderate significance.
	~	v	~	~~	<i>v</i>	~~	V
to enhance the vitality and viability of existing town and village centres	Lower levels of growth would offer limited opportunities to regenerate existing town and village centres, although given that new development would be targeted to brownfield sites limited growth could provide opportunities to enhance the vitality of existing centre although could be partially dependent on the location of new growth.	Growth at historic levels (circa 570 dwelling per annum) would provide opportunities to regenerate existing town and village centres and support existing shops and services. This option would have a positive impact of moderate significance	Growth at historic levels (circa 570 dwelling per annum) would provide opportunities to regenerate existing town and village centres and support existing shops and services. This option would have a positive impact of moderate significance.	Elevated growth levels could provide greater opportunities to regenerate Swadlincote or other larger villages compared to options 1-3 . In addition this option could help support long- term growth in key centres. Impacts are considered of moderate to majo r significance	This level growth would continue to support the long-term growth and health of Swadlincote and key villages in the district. This option would have a moderate positive impact against this SA objective.	Elevated growth levels could provide greater opportunities to regenerate Swadlincote or other larger villages and support long term growth in these communities. Impacts are considered of moderate to majo r significance.	Growth of 673 homes per annum would provide opportunities to regenerate existing town and village centres and would continue to support the long-term growth and health of Swadlincote and key villages in the district. This option would have a moderate positive impact.
	?	?	?	?	?	?	?
to improve the quality of new development and the existing built environment	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals	Uncertain impacts. Effects would be dependent on the location of development (and the potential to integrate into or improve local townscape) and the detailed design and layout of proposals
	X	X	X	X	X	XX	X
to minimise waste and increase the reuse and recycling of waste materials	Housing growth even at low levels would lead to an absolute increase in household waste, Impacts are considered negative and of a minor significance.	Housing growth around historic levels would lead to an absolute increase in households. Impacts are considered negative and of a minor to moderate significance.	Housing growth around historic levels would lead to an absolute increase in households. Impacts are considered negative and of a minor to moderate significance.	Housing growth at elevated levels compared to identify housing need would lead to an absolute increase in household waste generation within the District. Impacts are considered negative and of a moderate significance.	Housing growth set at slightly elevated levels to would lead to the aggregate generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of materials, which is likely to increase during the plan period. Impacts are negative and of moderate significance.	The delivery of this number of homes (which is significantly higher than identified housing need) over the plan period would lead to significant increases in waste generation both during housing construction and occupation. Given the significant scale of over provision impacts are likely to be negative and of moderate to major significance over plan period.	Housing growth set at elevated levels to conform to identified housing needs would lead to the generation of additional waste during the construction and use of new homes. Impacts are negative and of moderates significance.
	?	?	?	?	?	?	?
to promote sustainable forms of construction and sustainable use of natural resources	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain	The promotion of sustainable construction and use of resources will be largely driven by national policy and building regulations. Impacts are uncertain
	X	X	X	X	X	XX	X
to reduce water, light, air and noise pollution	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a minor negative impact in respect of this objective	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly in line with historic delivery rates would have a minor to moderate negative impact.	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly in line with historic delivery rates would have a minor to moderate negative impact.	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development notably above historic delivery rates would have a moderate negative impact in respect of this objective.	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development broadly slightly higher than historic delivery rates would have a minor to moderate negative impact.	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. A significant increase in housing development would have a moderate to major negative impact in respect of this objective.	Impacts are likely to be localised and largely dependent on location of development, the condition of the receiving environment and the design and implementation of development schemes. In broad terms however ar aggregate increase in housing development slightly higher than historic delivery rates would have a minor to moderate negative impact in respect of this objective.

	X	XX	XX	XX	XX	XX	XX
to minimise the irreversible loss of undeveloped (greenfield) land	Low levels of growth would lead to the loss of some greenfield sites although losses would be modest given the scale of growth and the potential to meet a notable proportion of growth(at this level) on previously developed land. Impacts are considered of minor to moderate significance and in most case would be permanent .	Growth at this level would lead to the loss of significant areas of greenfield land given the lack of brownfield sites within the District. Impacts are likely to be negative and of moderate to major significance and permanent	Growth at this level would lead to the loss of significant areas of greenfield land given the lack of brownfield sites within the District. Impacts are likely to be negative and of moderate to major significance and permanent	This option would lead to elevated losses of greenfield land as there are only limited previously developed or brownfield sites available. Impacts are likely to be negative of moderate to major significance and permanent .	Growth levels based on this option would lead to the loss of notable areas of greenfield land. Losses would be of moderate to major significance and permanent .	Given the very high level of growth proposed within this option Impacts are likely to be of major significance and in most cases would be permanent .	Growth levels based on this option would lead to the loss of notable areas of greenfield land. Losses would be of moderate to major significance and permanent .
To reduce and manage flood risk and surface water runoff	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrisk it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely	Given national policy to locate development in areas not at floodrish it is unlikely that growth at any level will need to include sites at unacceptable levels of flood risk. No significant impact likely
	X	x	x	x	x	x	x
to reduce and manage the impacts of climate change and the District's contribution towards the causes	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.	The development of new homes at reduced growth levels will increase the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes and operationally carbon neutral after 2016. Impacts are negative but of uncertain magnitude.
	?	?	?	?	?	?	?
To protect and enhance the cultural, architectural and archeological heritage of the District	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation of development.	Uncertain Impact. Effects are likely to be determined by location of new development, its relationship or proximity to cultural heritage assets and the design and implementation o development.
	?	?	?	?	?	?	?
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .	Uncertain impact. Effects are likely to be determined by the location and implementation of development schemes. Impacts are uncertain .
	X	x	x	XX	x	XX	XX
to conserve and enhance the District's landscape and townscape character	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude	Impacts are likely to be localised and largely dependent on location of development, local landscape character and sensitivity and the design and implementation of development schemes. In broad terms however an aggregate increase in housing development, even below historic trends is likely to have a negative impact of uncertain magnitude

Overall Growth Optio	ns – Employment		
Issue 2 – How Much New Emple	oyment Land in the Derby Housing	Market Area?	
	tion 1 or Plan for Meeting Trends employment land across the HMA		
	tion 2: (Plan for Economic Restr employment land across the HMA		or Reduced Supply
	tion 3 (Maintain Existing Supply) employment land across the HMA		
SA Objective	Option 1 (BAU)	Option 2	Option 3
	?	?	?
To avoid damage to designated sites and species (including UK			

to provide decent and affordable homes that meet local needs	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.
	v	<i>v</i>	V
to improve the health and well- being of the population	The provision of new employment opportunities at any scale could make a limited (minor) contribution towards the wellbeing of some local residents by improving employment opportunities locally.	The provision of new employment opportunities at any scale could make a limited (minor) contribution towards the wellbeing of some local residents by improving employment opportunities locally.	The provision of new employment opportunities at any scale could make a limited (minor) contribution towards the wellbeing of some local residents by improving employment opportunities locally.
	?	?	?
to improve community safety and reduce crime and fear of crime	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are uncertain	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are uncertain	New employment land provision could help deliver greater funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes However new employment land provision could also lead to an increase in traffic movements on the local road network which could increase safety issues in some locations. Impacts are uncertain
	V	V	V
to improve educational achievement and improve the District's skills base	The provision of new employment opportunities is likely to bring more employers into the District and many companies will offer staff training to allow their workforce to perform effectively. As such it is considered that any new employment land provision will have a minor to moderate positive and long-term impact on local skills.	The provision of new employment opportunities even at reduce rates is likely to bring more employers into the District who will reskill the local workforce to enable them to work effectively. As such the provision of new employment land even at a reduce level would have a minor positive and long-term impact on local skills level.	The provision of new employment opportunities is likely to bring more employers into the District and many companies will offer staff training to allow their workforce to perform effectively. As such it is considered that any new employment land provision will have a moderate positive and long-term impact on local skills.

	<i>v</i>	<i>v</i>	~~
to promote social inclusion and reduce inequalities associated with deprivation across the District	The provision of new employment land could help improve local business skills and as well as provide local jobs for communities living in South Derbyshire. In turn this could reduce deprivation and worklessness. According to the Annual Business Survey published by NOMIS there have been on average around 800 jobs created each year within South Derbyshire between 2000-2008. Over the same time period there have been around 9ha of new employment land completed in the District each year. Under this scenario these trends are could to continue. This would have a long term, moderate positive impact.	The provision of lower levels of employment land could reduce the rate at which new jobs are created in the District in traditional B Class uses. In turn this could reduce the capacity of new employment to contribute towards tackling deprivation although clearly factors such as the District's aging population profile and the growing population of the district introduce some uncertainty into this assumption. Local needs could partially be met through over provision within Derby City, reflecting proposed new housing distribution within South Derbyshire. Overall limited employment growth would be expected to help provide jobs to local communities. Impacts would be positive , of minor to moderate significance and long term	The provision of employment land in excess of historic delivery rates could accelerate the rate at which new jobs are created in the District. In turn this could increase the capacity of new employment to contribute towards tackling deprivation locally subject to issues previously outlined. Impacts are considered of moderate to major significance, positive and long term . However, it was noted during appraisal work that excessive over delivery of sites in the District could undermine employment land delivery elsewhere in the HMA.
To improve local accessibility to	~	V	~~
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.	The provision of new employment land will increase the number and/or size of employment sites and could help improve the accessibility of employment provision in the District. Impacts are considered positive , of moderate significance and long term . Although the full extent of impacts is uncertain and is likely to be largely based on the proposed location of future sites.	The provision of new employment land will increase the number and/or size of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are considered positive , of minor to moderate significance and long term . The full extent of impacts is uncertain and is likely to be largely based on the proposed location of future sites.	The provision of new employment land will increase the number and/or size of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are considered positive , of major significance and long term .
	?	?	?
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)	According to 2001 census data around 40% of people who live in the District also work in the District, with 60% commuting elsewhere, although this is mainly to adjacent urban. It is unclear whether the provision of new employment at historic rates will significantly influence commuting patterns especially if significant new housing on the edge of Derby is served by employment inside the city.	A decrease in the growth of new employment land provision could lead to increased commuting. According to 2001 census data around 40% of people who live in the District also work in the District, with 60% commuting elsewhere, although this is mainly to adjacent urban areas. It is unclear whether the provision of reduced levels of new employment will significantly influence commuting patterns Impacts are uncertain .	Depending on its location within the District, an increase in the growth of new employment land provision could lead to decreased commuting. However, it is unclear whether the greater provision of new employment will significantly reduce out commuting, particularly if identified employment needs are met within the DUA. Impacts are uncertain.
	~~	<u>۷</u>	~~
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	In absolute terms the provision of new employment land (based on historical trends of around 8ha per year) should help deliver economic growth within the District (around 800 full time equivalent) and drive the Districts economic competitiveness. See ONS 2008 Annual Business Inquiry results for the District. Impacts of trend based employment land provision are considered to have a moderate to major , positive and long-term effect.	The provision of new employment land, even at a reduced rate, is likely to facilitate economic growth although this could be at a reduced level. However growth may be displaced to other locations including adjacent urban areas or by non- B class employment. Nonetheless, even with reduced employment land provision, this option would still make moderate positive and long-term contribution to the district's overall economic performance.	An increase in employment land provision would allow greater choice for local businesses in choosing new employment sites. However, it may not increase commercial development unless there is a step change in the development of sites beyond historical take up rates. The provision of sites would contribute towards economic growth and help maintain economic competitiveness. Impacts are considered likely to have a major , positive and long-term effect.

	~~	V	~~
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban (and where appropriate rural) locations and help create new employment opportunities at a rate similar to historic trends (around 800 fte jobs p.a.). Growth at this level would also make a modest contribution towards economic growth in respect of construction. Impacts are considered positive , of moderate to major magnitude and long term .	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities albeit at a slower rate than historically. The delivery of new employment sites, even at reduced levels, could make a modest contribution to the local construction sector. Impacts are considered positive, moderate and long term .	The provision of new employment sites above historical levels could help increase the quantity and quality of new sites for development in both urban and rural locations and help create new employment opportunities It is considered that the provision of new sites ahead of historic trends is, on its own unlikely to lead to a step change in new employment creation however it will create greater choice for local businesses It will also support the local construction sector beyond that expected in options 1 and 2. Impacts are considered positive , of a moderate to major magnitude and long term .
	?	?	?
to enhance the vitality and viability of existing town and village centres	New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. (This issue is considered in matrix 22 – town centres and retailing). Impacts from greater employment developments in town centres are considered uncertain .	New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. Impacts from greater employment developments in town centres are considered uncertain.	New commercial development could help improve the viability of town and village centres, although this is dependent on the type of commercial developments planned for and the types of uses to be allowed in town centres. Impacts from greater employment developments in town centres are considered uncertain.
	V	v	V
to improve the quality of new development and the existing built environment	Employment provision at existing rates could make a modest (positive) contribution towards improvement in the public realm although the full extent of any potential contribution is uncertain . Impacts are considered to be of a minor to moderate significance and would be dependent on the location of proposed works.	Employment provision below existing rates could make a limited (positive) contribution towards improvement in the public realm although the full extent of any potential contribution is uncertain . Impacts are considered to be of a minor magnitude and would be dependent on the location of proposed works.	Employment provision above existing rates could make a modest (positive) contribution towards improvement in the public realm although the full extent of any potential contribution is uncertain . Impacts are considered to be of a moderate magnitude and would be dependent on the location of proposed works
	×	X	×
to minimise waste and increase the reuse and recycling of waste materials	Trend based growth within the District would give rise to additional waste. Impacts are considered negative and Short term (as wider government policy is considered likely to hold the rate of commercial and industrial waste levels static over the whole plan period – even taking into account growth in new commercial development ¹ .	Below trend based growth would lead to less waste being produced in the District compared to the trend based growth option but could nonetheless lead to higher levels of waste on aggregate. Nonetheless impacts are considered negative and short term , as wider government waste policy should lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth.	Above trend based economic growth would lead to increase waste generation. This option could lead to higher waste generation and would have a negative impact which is likely to be of a greater magnitude than options one or two. Whilst waste policy could over time offset gains from additional growth significant, it was considered that the overprovision of sites could lead to additional waste generation and reduce the potential for the reuse of derelict employment sites on a permanent basis even taking into account broader national and waste policy.

¹ National Study into commercial and industrial waste arisings, April 2009

to promote sustainable forms of construction and sustainable use of natural resources	No impacts . Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.	No impacts . Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.	No impacts . Impacts are largely unrelated to the overall amount of growth and would depend on how sites are designed and implemented.
	X	X	XX
to reduce water, light, air and noise pollution	Additional trend based employment development could lead to increases in water, light, air and noise pollution levels. Impacts are likely to be of moderate significance and negative although would be largely be determined by where new development is located and the detailed design of the scheme.	Additional, but below trend based employment development could lead to some increases in water, light, air and noise pollution levels. Impacts are likely to be permanent; of minor to moderate significance and negative , although would be largely determined by where new development is located and the detailed design of the scheme.	Additional above trend based employment development could lead increases in water, light, air and noise pollution levels. Impacts are likely to be permanent, of moderate to major significance and negative although would largely be determined by where new development is located and the detailed design of the scheme.
	X	×	XX
to minimise the irreversible loss of undeveloped (greenfield) land	In absolute terms the allocation of new employment land could lead to the loss of additional sites over the Plan Period Any losses would lead to a negative and permanent impact of moderate to major significance as there is generally very little previously developed land available in the district.	The reduced supply of employment land could lead to negative and permanent loss of limited greenfield. Impacts would be of minor significance.	This option is likely to lead to lead to a greater loss of greenfield land than trend based growth Impacts would be negative of moderate to major significance and permanent .
	?	?	?
to reduce and manage flood risk and surface water run-off	Impacts uncertain and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.	Impacts uncertain and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.	Impacts uncertain and depended on the specific location and design of developments rather than the overall amount. Impacts are uncertain.

?	?	?
Additional employment could increase Carbon Dioxide and other greenhouse gas emissions, which would have a negative impact on this objective. However, new businesses located closer to new and existing homes could help reduce levels of commuting. This would be dependent on sites being located close to existing communities and accessible by public transport, walking and cycling. Impacts are uncertain .	A reduction in new employment provision would still lead to some increases in greenhouse gases associated with commercial activities but the extent of any increases is uncertain.	An increase in new employment provision could increase GHG emissions associated with commercial and industrial activities, but this may be offset by a reduction in the length of journeys to work. As such the impact of this option is uncertain .
?	?	?
The development of around 8 ha of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain .	The development of new employment sites, even at lower than historic delivery rates could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain.	The development of higher than historic rates of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain .
?	?	?
The development of around 8ha of new employment land could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain .	The development of less employment land than presently could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain .	The development of more employment land than presently could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain.
X	×	XX
New employment provision over the Plan period will give rise to negative impacts on landscape and townscape. Impacts are likely to of moderate significance	New employment provision below trend will give rise to negative impacts on landscape and townscape albeit to a lesser extent than trend based growth. Impacts are likely to be of minor to moderate significance.	New employment provision above trend will give rise to negative impacts on landscape and townscape Impacts have been identified as being negative and of moderate to major significance .
	Additional employment could increase Carbon Dioxide and other greenhouse gas emissions, which would have a negative impact on this objective. However, new businesses located closer to new and existing homes could help reduce levels of commuting. This would be dependent on sites being located close to existing communities and accessible by public transport, walking and cycling. Impacts are uncertain . ? The development of around 8 ha of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain . ? The development of around 8ha of new employment land could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development of around 8ha of new employment land could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development bought forward. Impacts are uncertain . X New employment provision over the Plan period will give rise to negative impacts on landscape and townscape. Impacts are likely	Additional employment could increase Carbon Dioxide and other greenhouse gas emissions, which would have a negative impact on this objective. However, new businesses located closer to new and existing homes could help reduce levels of commuting. This would be dependent on sites being located close to existing communities and accessible by public transport, walking and cycling. Impacts are uncertain. A reduction in new employment provision would still lead to some increases in greenhouse gases associated with commercial activities but the extent of any increases is uncertain. ? ? The development of around 8 ha of employment land per year could have a detrimental impact on the archaeology and the architecture of existing buildings. However, the impact on such features would be dependent on the specific location of development rather than the amount of new development bought forward. Impacts are uncertain. The development of around 8 ha of ewelopment tank the amount of new development tather than the amount of new development bought forward. Impacts are uncertain. The development of sound 8 ha of new employment land could have a detrimental impact on the cultural heritage of the district. However, the impact on such features would be dependent on the specific location of development tank the amount of new development tank than the amount of new development bought forward. Impacts are uncertain. X X New employment provision over the Plan period will give rise to negative impacts on landscape and townscape. Impacts are likely to of moderate similificance. New employment provision below trend will give rise to negative impacts on landscape and townscape albeit to a lesser extent than trend based growth. Impacts are likely to be of

Reviewed 12 May 2010 by IB, RG, KE, RC, NS. Typed up 29/30 May 2010. Amended 30 June 2010 and 10 April 2013

Housing Distribution Options – South Derbyshire

Issue 3 – Housing Distribution Options: Across the Housing Market Area

Local Plan Approaches:

Housing Distribution Option 1: Concentrate Most Development In and Adjoining Derby City (Business As Usual)

- Redevelopment of brownfield sites in Derby, and significant greenfield expansion within and on the edge of the City. Including within neighbouring local Authority

Housing Distribution Option 2: A Greater Role for Other Towns

- As Option 1 but with a greater amount of housing development dispersed more widely across the main towns in the HMA (including Swadlincote)

Housing Distribution Option 3: A Greater Role for Rural Settlements

As option 2 but development would be even more dispersed to include some named villages and other rural locations

Housing Distribution Option 4: New Settlement(s)

This option would involve the creation of a free standing new settlement in combination with Options 2 and 3 (development would still need to take elsewhere to meet local need)

Housing Distribution Option 5: A Greater Role for Burton On Trent

- This option would involve further development on the edge of Burton on Trent but with some development elsewhere in South Derbyshire to meet local need

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
	X	X	x	X	X
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	The loss of underused land within the city and greenfield sites adjoining Derby could lead to the loss or non-statutory sites. No statutorily protected sites have been put forward for development in this area. Development could also affect protected species although the extent of such impacts is uncertain until more detailed information on sites is available. Development on the edge of Derby City could lead to the loss or partial loss of Sinfin Moor Regionally Important Geological site. Based on the above initial evidence indicates that this option could have a moderate impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be negative .	This option would be similar to Option 1 but would see some growth from the City diverted to Swadlincote in South Derbyshire. Like in Derby City housing sites identified around Swadlincote would not give rise to impact on any statutory wildlife sites, but could affect local wildlife sites and protected species. There are no geological sites around Swadlincote. Based on an initial assessment evidence indicates that this option could have a moderate impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be negative	This option would be similar to Option 2 but would but would see some growth in rural areas as well as around Swadlincote and within and around Derby City. Having reviewed the rural settlements where housing growth potential has been identified (through the SHLAA process) sites around villages, Swadlincote and Derby will not lead to the loss of any Statutorily protected sites (such as SSSIs) although one site in Hilton is located close to a site (albeit separated by a dual carriage way). Whilst development within the Mease catchment could affect the integrity of the Mease SAC. All areas could affect none statutory (local) wildlife sites and protected species such as bats, newts and Badger. No impacts on regionally important geological sites other than the sites at Sinfin Moor already identified is likely. Based on an initial assessment evidence indicates that this option could have a moderate impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be negative	This option is likely to be similarly to other options listed as some development will still take place elsewhere to meet local need. However, in principle the development of a new settlement could be directed towards locations where statutorily protected wildlife sites are not located and potentially towards areas of lower ecological interest in respect of local wildlife sites or protected species. However given the scale of such development it is likely that it would affect some protected species and sites of ecological importance such as Biodiversity Action Plan Habitats. Based on an initial assessment evidence indicates that this option could have a moderate impact on biodiversity and geodiversity. Although significant uncertainty remains. Impacts would be negative	The loss of agricultural greenfield sites adjoining the northern edge of Burton* could affect adjacent/nearby non-statutory sites. No statutorily protected sites will be affected by development in this area. Development could also affect protected species although the extent of such impacts is uncertain until more detailed information on sites is available. (Although protected species would be subject to legal protection which is likely to reduce the significance of effects). Overall a moderate impact on biodiversity is likely as a result of development in this location although significant uncertainty remains. Impacts would be negative . Note* a large site for 2239 homes at Drakelow Park to the south of Burton in South Derbyshire has already received planning consent
	<i>VV</i>	<i>VV</i>	<i>VV</i>	V	<i>VV</i>
to provide decent and affordable homes that meet local needs	This option would allow some development in rural areas and Swadlincote to meet local need, although the bulk of development would be located within and around Derby City and as such would reflect local demand and need (as much of the need for new homes in South Derbyshire is to meet Derby City's needs) Impacts would be positive or major significance.	This option would focus a greater proportion of development away from the edge of Derby towards Swadlincote. As such it may not as fully reflect local need as some growth required to meet the needs of Derby City could be met elsewhere in South Derbyshire. However a significant proportion of growth would still take place in and around the City. There would also be additional growth in some villages. Overall impacts are considered of moderate to major significance and positive .	This option would be as option 2 but would see some of the growth accommodated in Swadlincote redistributed towards villages. Notable growth would still be located around Derby City and Swadlincote. This option may provide many local people with greater choice in terms of where they choose to live however it could result in some of the Cities housing needs being met away from the DUA. Overall housing needs would still be met. the impacts of this approach are considered of moderate to major significance and positive	This option could lead to the creation of a new settlement in an unknown location. Growth within Derby City could remain consistent with previous options, but new growth in Swadlincote, the villages and on the edge of Derby is likely to be significantly reduced and focussed towards a new settlement (which will need to be large enough to have the necessary critical mass to ensure sustainability). As such growth in existing settlements may be relatively low with growth pushed to a single strategic location. As such whilst housing requirement would still be met at the District Level, growth may not be located in areas reflecting local need. Nonetheless impacts are considered positive and of moderate magnitude.	This option would allow for growth as urban extensions to Derby City and Burton and urban extensions or infill within Swadlincote and key villages. This option would allow growth to be dispersed throughout the District but with a greater focus on the town. However it is unclear whether additional growth around burton would reflect local housing needs as sites would be better related to Burton than communities in the HMA. Nonetheless development could still contribute towards meeting overall housing requirements within the District Level . Overall the impact of this approach is considered of moderate to major significance and positive .

			~~	?	~~
to improve the health and well- being of the population	This option would facilitate new housing delivery mainly within/around Derby City. It would ensure the provision of new housing (including affordable housing) provision in locations where there is good access to community facilities, employment and retail provision. Overall impacts are considered to be positive and of moderate to major significance.	This option would provide a wide range of choice for South Derbyshire residents. It would ensure the provision of new housing (including affordable housing) provision in locations where there is generally good access to community facilities, employment and retail provision (although access in key villages could be less than elsewhere), but could allow people opportunity to live in communities to which they have existing ties, i.e. close to family etc. Overall impacts are considered to be positive and of moderate to major significance.	This option would facilitate new housing delivery mainly around Derby City and Swadlincote. It would ensure the provision of new housing (including affordable housing) provision in locations where there is reasonable access to community facilities, employment and retail provision. Overall impacts are considered to be positive and of moderate to major significance.	This option would have an uncertain effect and would be largely dependent on the final location selected. It would however focus a significant proportion of housing growth in a single location away from existing communities and could require that residents move away from existing communities to access housing.	This option would provide a wide range of choice for South Derbyshire residents. It would ensure the provision of new housing (including affordable housing) provision in locations where there is generally good access to community facilities, employment and retail provision (although access in key villages could be less than elsewhere), but could allow people opportunity to live in communities to which they have existing ties, i.e. close to family etc. Overall impacts are considered to be positive and of moderate to major significance.
	V		~~	X	v
to improve community safety and reduce crime and fear of crime	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety improvements or provision of cycle lanes etc associated with development on the edge of Derby). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor to moderate significance.	Contributions from new housing developments could help deliver highways capacity/safety improvements. It could also allow the regeneration of run down sites around Swadlincote and larger villages, which are the focus of antisocial behaviour (i.e. Swadlincote and Woodville regeneration area etc). Overall impacts are considered positive , and of moderate to major significance.	Contributions from new housing developments could help deliver highways capacity/safety improvements. It could also allow the regeneration of run down sites around Swadlincote, which are the focus of antisocial behaviour (i.e. Swadlincote and Woodville regeneration area). Overall impacts are considered positive , and of moderate to major significance.	Development focussed on one or two locations away from existing communities could restrict opportunities to deliver infrastructure improvements or urban regeneration in existing communities as growth levels in these areas would be significantly reduced and funding would need to be targeted towards the provision of new development in a new standalone settlement. Impacts are considered negative and of minor to moderate significance.	Contributions from new housing developments could help deliver highways capacity/safety improvements. This options could also allow the regeneration of run down sites around Swadlincote although care would be needed to ensure the scale of growth in this area does not divert growth away from the town. Overall impacts are considered positive , and of moderate significance. So long as the scale of growth is carefully controlled.
	?	?	?	?	?
to improve educational achievement and improve the District's skills base	New development in this area could help support the development of new schools within and on the edge of Derby City. However it could also place additional strains on existing schools, which are close to capacity in many parts if the city. This could have an uncertain impact on education delivery and performance.	New development in Derby would still have an uncertain impact even at reduced volumes because of existing issues with schools capacity within the City. Similarly capacity in Swadlincote is restricted. In the villages there is limited capacity for growth for those areas serviced by John Port School. The lack of school places in schools could have an uncertain impact on education delivery and performance.	New development in Derby would still have an uncertain impact even at reduced volumes because of existing issues with schools capacity within the City. This is also likely to be an issue in Swadlincote where primary level schools provision is a known constraint to development. Secondary school provision is less constrained in Swadlincote although is problematic in the villages. Impacts are considered uncertain .	New development in one or two locations could place additional pressures on existing schools places. However it could also provide opportunity for the development of new schools to meet growing need. However it is unclear whether such a settlement would be of a scale able to support a full range of educational facilities. Impacts are considered uncertain .	New development on the edge of Burton is likely to be served by schools in Burton on Trent. It is unclear whether there is capacity to accommodate additional growth in South Derbyshire (beyond that already consented at Drakelow Park) in combination with proposed growth in Burton on Trent and East Staffordshire in general.
	v	~~	v	?	V
to promote social inclusion and reduce inequalities associated with deprivation across the District	New development focused on the edge of Derby could improve access to affordable housing around many communities on the edge of the city including those with higher than average house prices where many residents may currently be excluded. It could also generate developer contributions to deliver new, or improve existing social infrastructure. Impacts are considered positive , of moderate significance.	New development spread across South Derbyshire would provide opportunity to provide new low cost market and affordable housing throughout the district. It could also generate funds to deliver new social infrastructure including within Swadlincote. This could help tackle social deprivation which is above average compared to the rest of the District. Impacts are considered positive , of moderate to major significance.	New development focused on the edge of Derby and Swadlincote could improve access to affordable housing. It could also generate developer contributions to deliver new, or improve existing social infrastructure. Impacts are positive , moderate significance.	By focussing a significant proportion of all new development in new settlements or a small number of new settlements opportunities to tackle social and economic deprivation across the whole district could be reduced. However there may be potential to tackle deprivation to some extent but this would be dependent on the overall levels of growth elsewhere across the district. Impacts are uncertain	New development focused on the edge of Burton and elsewhere in the vicinity of the town could improve access to affordable housing around many communities on the edge of the town. It could also generate developer contributions to deliver new, or improve existing social infrastructure. However growth would be less effective at tackling deprivation in South Derbyshire. impacts are considered positive , of moderate magnitude
The improvement of the second se	<i>VV</i>	<i>VV</i>	V	?	V
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.	Development primarily focussed on the edge of Derby would allow residents access to existing social and community facilities, employment and retail services in the City. And whilst it is acknowledged that growth could place additional strain on some existing services, any growth could provide necessary contributions to ensure that new infrastructure is bought forward to meet future needs. Overall impacts are considered positive and of major significance.	Development focussed on the edge of Derby and within and on the edge of Swadlincote would allow residents access to existing facilities. However it is acknowledged that growth could place additional strain on some existing facilities, any growth should be able to provide necessary contributions to ensure that new infrastructure is bought forward to meet future needs. Overall impacts are considered positive and of moderate significance	Development dispersed across larger rural settlements, Swadlincote and the edge of Derby would provide a significant proportion of homes in locations with very good or reasonable access to existing services. In rural settlements access to services may be more limited although new homes would be focussed on larger settlements with a core of key services and these could help safeguard the futures of such services for new and existing residents. Overall impacts are considered positive and of moderate significance.	New development focussed in one or two standalone communities could deliver a good level of new infrastructure, and access to services and facilities, although these would have to be developed from scratch. However the potential for new service provision would be dependent on the scale of any new settlement and in any case may reduce accessibility, in the short term whilst the development reaches sufficient size to sustain new facilities. Impacts are considered uncertai n.	Further development on the edge of Burton on Trent would allow residents access to existing social and community facilities in the town as well as, employment and retail services locally. However, growth would support the growth of facilities outside of the HMA and would be less likely to be access by the district's residents. Overall impacts are considered positive and of moderate significance.

	V	V	V	xx	V
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)	Generally existing infrastructure on the edge of Derby would be able to accommodate some level of growth (although there are some local sensitivities: schools capacity, sewerage, roads etc). In all locations public transport provision is very good. As such development in this location is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport use although may perform less well in making use of existing infrastructure where constraints exist. Impacts are considered generally positive and of moderate significance.	Generally existing infrastructure on the edge of Derby and within and around Swadlincote is able to accommodate some level of growth (although there is some local sensitivity: schools capacity, sewerage, roads etc). Public transport provision is good in both areas. As such development in this location is likely to perform well against this SA objective, particularly in respect of increasing opportunities for public transport use. Impacts are considered positive and of moderate significance.	Generally existing infrastructure would be able to accommodate some level of growth subject to necessary improvements although there is some local sensitivity (schools capacity around Derby and the northern villages, sewerage in the Mease Catchment and the south western part of Derby, roads around Derby and Swadlincote etc). However public transport provision is very good around Derby City and Swadlincote. The larger villages are less well served and may lead to increased car use, where significant growth is planned. Nonetheless key villages have at least one frequent and regular bus services. As such this option is considered to perform positively , although could increase the need to travel by car where growth is in rural locations. Overall impacts would be positive and of minor to moderate significance.	Diverting a large proportion of growth away from existing communities to a new development location would require the provision of significant new infrastructure. It may also significantly reduce opportunities to strengthen public transport offer elsewhere. Initially (whilst any new settlements become large enough to support new transport services). Impacts are considered negative of moderate to major significance in the short to medium term. However, impacts would be likely to lessen as the new settlement becomes established and is able to support the greater provision public transport services and wider infrastructure.	Further development on the edge of Burton at Winshill is likely to be able to accommodate some level of growth (although there is some local sensitivity: potable water supply, and schools capacity in Burton, problematic access and inadequate road infrastructure around Hawfield Lane). However public transport provision is generally good in and around the town. As such further development across these areas is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport. Impacts are considered generally positive and of moderate significance.
	V	v	V	v	v
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered positive , of moderate significance and long term (duration of the plan).	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. However within Swadlincote area development could occur on a limited number of existing employment areas, which could reduce poorer quality employment land provision, which may need replacing through the allocation of alternative sites. Overall impacts are considered positive of moderate significance and long term .	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. However within Swadlincote and some larger villages development could occur on a limited number of existing employment areas which could reduce the level employment land provision for local businesses. However, overall impacts are considered positive of moderate significance and long term .	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered positive , of moderate significance and long term .	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local construction industry. Impacts are considered positive , of moderate significance and long term .
	<i>v</i>	<i>v</i>	<i>v</i>	?	<i>v</i>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Development focused on Derby City is unlikely to offer as significant an opportunity to diversify the economy of the districts main town and larger villages. However, additional housing growth on the edge of Derby could help widen the labour pool to meet the needs of businesses in the City, many of which already employ many of South Derbyshire's residents. Overall impacts are considered positive albeit of minor significance.	Development focussed on Derby and Swadlincote is likely to support businesses in the District to a greater extent that focussing growth mainly around the city. It would also support local construction related jobs across the district instead of concentrating them in a small number of near city locations. Impacts are considered positive and of minor to moderate significance.	A more dispersed pattern of housing growth could provide greater opportunity to spread development out across the district and support businesses in all locations by providing access to local labour. It would also spread construction related jobs more widely than options 1 and 2. Impacts are considered positive and of moderate significance.	Focussing development on one or two large development locations, potentially away from existing employment could have a negative performance against this SA objective. However it may also offer opportunity to deliver new, potentially large scale employment opportunities (where new housing growth is bought forward alongside employment provision). Overall impacts are considered uncertain.	Further development focused on Burton on Trent is unlikely to offer significant opportunity to diversify the economy of the districts main town and larger villages. However, additional housing growth on the edge of the town could help widen the labour pool to meet the needs of businesses in Burton and South Derbyshire Overall impacts are considered positive and of minor magnitude.
	V	V	<i>v</i>	XX	X
to enhance the vitality and viability of existing town and village centres	New development focused on Derby City would restrict opportunities for supporting town and village centre retail provision or improvements. Further given that vacancy rates in many of the district centres on the edge of the City are very low and there is no, or limited capacity for growth of many of the centres (Sinfin being the key exception having a vacancy rate of c. 20%) there is very limited potential for further development to improve existing centres. As such impacts are likely to be positive and of minor significance.	New development focused on Derby City Swadlincote would restrict opportunities for supporting village centre retail provision or improvements. However growth in Swadlincote could help support the existing town centre which has a vacancy rate of around 12% and very limited number of shops selling comparison goods. As such this option is likely to perform notably better than option 1 and overall is considered to have a minor to moderate positive impact.	Focusing development on Derby City, Swadlincote and larger villages would provide the greatest opportunity to secure improvements in Swadlincote and larger villages in retail provision and town and village centre improvements. As such this option performs better than both options 1 and 2 and over all is considered to have a moderate positive impact.	The creation of one or two new settlements is most likely to divert improvements and potential customers away from existing retail centres and could potentially compete with existing village or town centres for trade. However, a single large-scale development could potentially support existing nearby village centres providing complimentary retailing. Overall however it is likely that this option would frustrate the objective to support the viability and vitality of existing centres impacts are considered negative and of moderate to major significance.	Further development on the edge of Burton on Trent could restrict opportunities for supporting town and village centre retail and other service provision or improvements to Swadlincote town centre or key villages by diverting growth away from the District. Impacts are considered negative , of minor to moderate significance and long term .
	r		~~	?	r
to improve the quality of new development and the existing built environment	Focusing large-scale development on the edge of Derby together with some growth on brownfield sites in the City could limit opportunities to regenerate run down spaces, or improve the built environment in existing settlements in South Derbyshire. Nonetheless some new development would still be accommodated and this could offer opportunities for regeneration. Overall impacts would be positive and of minor to moderate significance to South Derbyshire.	A greater level of development in Swadlincote could offer opportunity to improve the quality of the existing built environment in a number of previously developed and run down locations in need of renewal including a significant area of poorly restored and underused land around Woodville and Swadlincote. Overall impacts are considered of moderate to major significance.	Development in Swadlincote and some larger villages could offer opportunity to improve the quality of the existing built environment in a number of previously developed and run down locations in need of renewal. Overall impacts are considered positive and of moderate to major significance.	Focusing large-scale development on one or two new greenfield sites could present opportunities to create well-designed exemplar community. However, it would reduce opportunities to regenerate run down spaces in Swadlincote and some larger villages. Overall impacts would be uncertain and could depend on the scale of new development directed towards a new settlement.	Focusing large-scale development on the edge of Burton could limit opportunities to regenerate run down spaces, or improve the built environment in existing settlements in South Derbyshire most notably Swadlincote. However opportunities for growth through windfall developments or reducing housing needs could still offer some opportunities for regeneration in the district. Overall impacts would be positive and of minor to moderate significance to South Derbyshire.

	?	?	?	?	?
to minimise waste and increase the reuse and recycling of waste materials	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future residents and the capacity of local waste sites to process waste.
	x	x	x	x	×
to promote sustainable forms of construction and sustainable use of natural resources	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be negative and of moderate significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be negative and of moderate significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be negative and of moderate significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be negative and of moderate significance.	Irrespective of the specific location of growth national and local policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However set against this is the significant increase in housing supply to address demographic changes whilst each individual new home is likely to more efficient, the substantial increase in new homes will mean resource use will be higher. Impacts are likely to be negative and of moderate significance.
	×	×	XX	?	X
To reduce water, light, air and noise pollution	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge although the significance of these can be largely controlled through the detailed design of new development.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development although the significance of these can be largely controlled through the detailed design of new development.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development although the significance of these can be largely controlled through the detailed design of new development.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution around new development location(s) although the significance of these can be largely controlled through the detailed design of new development.	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge although the significance of these can be largely controlled through the detailed design of new development.
	There are no specific sensitive habitats or significant identified populations of protected species on the edge of Derby in South Derbyshire although there is a SSSI in Boulton although this is located some distance from the district boundary. There are also no identified constraints around Swadlincote and growth around villages is likely to be of a scale that sensitive sites would not be impacted by strategic growth. As such impacts are considered negative but of minor to moderate significance.	There are no specific sensitive habitats, or significant populations of protected species on the edge of Derby or Swadlincote and growth around villages is likely to be of a scale that sensitive sites would not be impacted by strategic growth. As such impacts are considered negative but of minor to moderate significance.	There are a number of sensitive sites located close to a number of larger rural settlements in the District (SAC near Overseal, SSSI to the north of Hilton). As such strategic levels of growth in some rural locations could have a moderate to major impact, although the full extent of impacts would be dependent on the scale nature and exact location of new development.	Overall impacts are considered uncertain and would be dependent on the exact scale, nature and location of development and how development is built out.	There is potential for some impact for protected species at Drakelow Park, although mitigation to reduce the impact on these species has been secured by the Planning Authority as part of the permission. In respect sites to the north of the town there is County Wildlife site adjacent to the sites although again it is likely that with suitable mitigation impacts could be ameliorated. As such impacts are considered negative but of minor to moderate significance.
	XX	X	X	XX	XX
to minimise the irreversible loss of undeveloped (greenfield) land	All sites on the edge of Derby in South Derbyshire are greenfield and as such new development will lead to the significant loss of previously undeveloped sites. Impacts would be negative of moderate to major significance and permanent .	Whilst sites on the edge of Derby are exclusively greenfield, there are a number of sites within Swadlincote, which are previously developed, and potentially suitable for housing development This option would provide some opportunity to develop some strategic sites on brownfield sites. Nonetheless the overall impact of this broad option is negative with impacts of moderate significance. Greenfield losses would be permanent .	Sites on the edge of Derby are exclusively greenfield, however there is opportunity to secure some housing development on previously developed land in Swadlincote and some larger villages. Overall impacts would be negative , of moderate significance. Greenfield losses would be permanent .	Having reviewed large brownfield sites within the District there are no available sites to accommodate a major new settlement(s). As such new housing would be on a predominantly (if not exclusively) greenfield site and would perform similarly to option 1. Impacts would be negative of major significance and permanent .	Further development sites on the edge of Burton would be greenfield (the consented Drakelow Site was predominantly brownfield although included around 10ha of greenfield land). In addition further development of greenfield sites at Winshill to meets the District's objectively identified housing need could undermine the Plan's vision and objective to regenerate some areas of Swadlincote which are brownfield or poorly restored minerals sites. Impacts would be negative of major significance and permanent
			?	?	
To reduce and manage flood risk and surface water runoff	There are limited sites exclusively at fluvial flood risk on the edge of Derby other than an area of Boulton Moor Phase 2. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the emerging legislation on SUDS it is likely that housing would be located in flood zone 1 (low risk). Overall it is expected that development in this location is likely to have no impact . This will be confirmed through later stages of the SA process.	There are very few sites at fluvial flood risk within or around Derby City and Swadlincote. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the emerging legislation on SUDS it is likely that housing would be located in low risk areas. Overall development in this location is likely to have no impact . This will be confirmed through later stages of the SA process.	Whilst development on the edge of Derby and around Swadlincote is generally located away from flood risk, there are notable areas of flood risk in many of the key villages in the District, which could be the focus of rural development. In short therefore, whilst the impact of flooding is uncertain in such areas and is likely to be dependent on site location and design. There is far greater potential for negative impacts in respect of flooding from this option compared to options 1 and 2. An uncertain impact is identified.	Extent of Impacts would be dependent on the scale, nature and location of any new settlements. Impacts are uncertain .	There are limited sites at fluvial flood risk on the edge of Burton. There are some areas at risk from pluvial and sewer flooding. However given the scale of flood risk and large scale of sites (which allows localised areas at risk to be used for non vulnerable uses such as open space) and the emerging legislation on SUDS it is likely that housing would be located in flood zone 1 (low risk). Overall it is expected that development in this location is likely to have no impact . This will be confirmed through later stages of the SA process.

	X	×	XX	?	X
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development on the edge of Derby could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development on the edge of Derby and around Swadlincote could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development on the edge of Derby and around Swadlincote could reduce the need for new residents to travel long distances to access employment and local services. However significant quantities of development in key villages could increase out commuting as people travel to access jobs, education and shops. Overall, this option is likely to perform less well than both options 1 and 2 and dependent on the scale of growth could perform poorly in respect of reducing the districts contribution towards climate change. However impacts are likely to be negative and of moderate to major significance.	Extent of impacts would be dependent on the scale, nature and location of any new settlements. Impacts are uncertain , but could be reduced by ensuring that new settlements are bought forward with a mix of uses and sufficient services and facilities to meet day-to-day needs of local residents.	Further development on the edge of Derby could reduce the need for new residents to travel long distances to access employment and local services. Whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.
	?	?	?	?	?
To protect and enhance the cultural, architectural and archeological heritage of the District	Significant levels of development around Derby has the potential to affect Radbourne Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). However impacts is likely to be affected by the scale, nature and detailed layout of development proposals. Overall impacts are uncertain . The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.	This option would have potential to affect the sites identified in option 1. In the Swadlincote area, new development around Woodville could affect a number of listed buildings in the Woodville regeneration area (including the grade 2* TG Green building). Overall impacts are uncertain . The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.	This option could impact sites in Derby City and Swadlincote as option 2 (although impacts may be moderated in both areas as growth would be more dispersed). However many of the larger rural communities have designated conservations areas or are locally or nationally important in respect of architectural heritage (Melbourne and Repton). As such this option could have very significant (major) negative impacts. Although without detailed information on the location of rural sites it is concluded that impacts are uncertain . The extent of impacts on architectural heritage will need to be refined through the SA process as the locations of rural development (in this option if selected) are refined.	The impact of this option would be dependent on the scale, nature and location of proposed new settlements. Overall impacts are uncertain and will need to be refined through the SA and plan preparation process.	Significant levels of development around Burton has the potential to affect Bladon House However impacts is likely to be effected by the scale, nature and detailed layout of development proposals. Overall impacts are uncertain . The extent of impacts on architectural heritage will need to be refined through the SA and plan preparation process.
	?	?	?	?	?
To improve access to the cultural heritage of the District for enjoyment and educational purposes	New development on the edge of Derby could impact the setting of important listed buildings around Mickleover and Thulston. However conversely new development around Sinfin and Chellaston could help improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden. Impacts are considered uncertain and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.	As option 1 in respect of Derby City. Generally development in Swadlincote would provide only limited opportunity to improve access to cultural and heritage facilities. However, Development of the TG Green and wider Woodville regeneration area could provide opportunities to secure the future of this building and potentially make it accessible to the public. Impacts are however uncertain .	Development in Derby City and Swadlincote could offer the opportunities already explored. In respect of housing growth in larger rural villages it is unclear whether this could provide opportunities and would be dependent on the specific location of new development. Nonetheless there are some opportunities to safeguard heritage features in some locations (i.e. Aston Hall Hospital), but the potential effects of this option would depend on the location and scale of new rural housing. Overall impacts are uncertain . The extent of impacts on will be refined through the SA process.	The impact of this option would be dependent on the scale, nature and location of proposed new settlements. Overall impacts are uncertain and will need to be refined through the SA process.	The impact of this option would be dependent on the scale, and nature of development. Overall impacts are uncertain and will need to be refined through the SA process.
	X	×	X	?	×
to conserve and enhance the District's landscape and townscape character	New development will lead to the loss of local countryside. However impacts would vary depending on the scale nature and location of development and the perceived quality of Countryside. Overall, however impacts would be negative with the magnitude of impact determined by specific locations selected for growth. The scale of impact will be refined as further work on landscape impact is undertaken.	New development would lead to the loss of countryside on the edge of Derby and Swadlincote. Brownfield development could offer limited opportunities to improve townscape in some parts of Swadlincote. Overall, however impacts would be negative with the magnitude of impact determined by specific locations selected for growth. However impacts would be moderated by opportunities to regenerate a number of rundown locations within the Swadlincote area including the Swadlincote regeneration area.	New development would lead to the loss of countryside on the edge of Derby, Swadlincote and in other locations. Brownfield development could offer limited opportunities to improve townscape in some parts of Swadlincote or some villages. Overall, however impacts would be negative with the magnitude of impact determined by specific locations selected for growth. However impacts would be moderated by opportunities to regenerate a number of rundown locations within the Swadlincote area and other rural locations	The impact of this option would be dependent on the scale nature and location of proposed new settlements and the sensitivity of nearby landscape or townscapes to the specific planned settlement. Impacts are likely to be negative although their magnitude is likely to be dependent on the location(s) selected for growth should this option be pursued.	New development will lead to the loss of local countryside. However impacts would vary depending on the scale nature and location of development and the perceived quality of Countryside. Overall, however impacts would be negative with the magnitude of impact determined by specific locations selected for growth and the mitigation proposed.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS, RG and IB 4 April 2012, updated Feb 2013.

Housing Delivery Options – Derby Urban Area

Issue 4 – Housing Delivery Options in the Derby Urban Area

Local Plan Approaches:

Derby Urban Area Housing Delivery Option 1: Multiple Locations

- Disperse the locations of major development around multiple locations (BAU)

Derby Urban Area Housing Delivery Option 2: Single Location

- Concentrate major growth in a single location, perhaps in a single corridor

Summary of initial appraisal work:

SA Objective	Option 1	Option 2
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	? New development on the edge of Derby is likely to have a negative impact on existing habitats and species although the extent of impacts could vary significantly depending on the location of sites selected for development. The selection of multiple sites may offer opportunity to connect up existing locally important sites (Bean Hole Plantation, Hell wood, Sinfin Moor Rigs, Derby Canal, Chellaston Brickworks LNR, Elvaston Castle LNR etc.) and as such could also offer opportunities for environmental improvement. Overall impacts are identified as uncertain , although this issue will be considered further through the SA.	? New development on the edge of Derby is likely to have a negative impact on existing habitats and species. Development in a single location could offer potential to deliver large-scale habitat creation alongside new development. However it could also lead to the loss of, or have impacts on existing non-statutory wildlife or geological sites for example development around Sinfin and Chellaston could lead to the loss (or partial loss) of Sinfin Moor RIGS. Without detailed information on specific sites impacts are uncertain and will need to be refined through the SA process.
to provide decent and affordable homes that meet local needs	More dispersed development would allow a mix of housing types to be bought forward in a range of locations. This option is likely to perform positively against this SA object. Impacts would be of major significance and long term (duration of the plan).	Focussing new development in a single development location would allow aggregate housing needs to be met and would provide a mix of homes to be bought forward to meet PUA need. However, it may restrict the ability of Derby City residents to move to a location they prefer (although some choice of location could remain where outstanding planning permissions at Boulton, Sinfin and Littleover remain live during the plan period). Overall Impacts are considered to be positive and of moderate significance.

	<i>v</i>	V
to improve the health and well-being of the population	Dispersed development would allow aggregate housing need to be met ensuring local residents have access to low cost market and affordable housing. Development could also allow the joining up of existing GI resources and fund improvements to local health care facilities where these are required. Overall impacts are likely to be positive of moderate significance and long term (Duration of plan).	Focusing development in a single location would meet aggregate housing need in the PUA, although it could mean that some residents would have to move away from existing friends and family. Development could be bought forward in a comprehensive manner with significant open space, green infrastructure and social need (healthcare, education provision) provided as part of the proposed development. Overall impacts are considered likely to be positive of minor to moderate significance and long term . (Duration of plan).
	<i>v</i>	?
to improve community safety and reduce crime and fear of crime	Dispersed development patterns could generate contributions to tackle existing road capacitiy/safety issues or to fund community facilities, which could help, reduce crime and antisocial behaviour where local issues are identified. Impacts are considered positive and of minor significance.	A single large-scale development would be designed from scratch and could provide opportunity to create a safe crime free environment through careful design and implementation. However, without adequate investment in activities for children and young adults or careful phasing it could also lead to antisocial behaviour or crime related issues. A single large scheme could also reduce developer contributions for tackling issues elsewhere. Overall impacts are uncertain as it would dependent on how any development is designed and implemented.
	?	?
to improve educational achievement and improve the District's skills base	A dispersed pattern of growth could help fund improvements to existing education facilities or help fund the creation of new facilities. New education provision has the potential to improve educational achievement in the District. However many existing schools are not suitable for further expansion and it is unclear whether sufficient funds would be generated from new development to fund the construction and operation of new facilities. Overall impacts are considered uncertain .	Developing in a single location could help fund improvements to existing education facilities or help fund the creation of new facilities. New education provision has the potential to improve educational achievement in the District. However many existing schools are not suitable for further expansion and it is unclear whether sufficient funds would be generated from new development to fund the construction and operation of new facilities. Overall impacts are considered uncertain .
	<i>v</i>	x
to promote social inclusion and reduce inequalities associated with deprivation across the District	Dispersed development could provide opportunity for new housing provision across the southern edge of Derby (including more expensive areas (such as Littleover and Chellaston) and increase opportunities for people to access housing in these areas either through social or low cost market housing. Impacts are considered positive , of minor to moderate significance and long term (duration of plan).	Focusing development could significantly increase opportunities for residents to live in the area selected for growth, however it could also reduce opportunities to provide new housing in many expensive suburbs of Derby away from the selected site and reinforce higher than average house prices in these areas. Impacts are therefore considered negative , of minor significance and long term (duration of plan).

	<i>v</i>	?
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.	Development across a range of locations would provide opportunity to support existing public transport provision and retail provision, whilst providing additional funds to support the delivery of new infrastructure and services such as healthcare provision, open spaces etc. where this is needed. Overall impacts are considered positive and of minor to moderate significance.	Development in a single near urban location could provide opportunity to provide new infrastructure in a comprehensive manner. However careful phasing of development would be needed to ensure that growth which occurs before the provision of new development does not have a detrimental impact on existing communities and their ability to access pre existing local services. There would also need to be confidence that new development would generate funds sufficient to generate all additional local services and infrastructure improvements needed to support development in any final location selected. Presently however it is unclear whether sufficient funds could be generated. Impacts are uncertain .
		?
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)	Dispersed development would enable growth to support existing public transport services and other underused services or facilities with spare capacity across the southern edge of Derby City. It could also offer greater potential to support the use of existing cycle routes (which are spread throughout the southern edge of Derby City). Overall, Impacts are considered positive , of moderate to major significance and long term .	Development in a single location could provide opportunity to support some pre-existing public transport services; It would also offer the potential to development significant new infrastructure on site which could reduce the need for people to travel. Development could also potentially offer greater opportunity to support non-car travel by providing significant new walking and cycling routes. However focusing development in fewer locations could restrict opportunities to improve infrastructure or support public transport services elsewhere Impacts are uncertain .
	V	V
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local construction industry and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are likely to be positive and of moderate significance (representing a notable uplift in historic housing delivery)	The allocation and construction of a single large housing site would not reduce overall housing units built and will help create jobs for national, regional and local house builders and will support the local construction industry and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are likely to be positive and of moderate significance (representing a notable uplift in historic housing delivery)
	<i>v</i>	V
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Development in itself would help diversify the local economy by providing jobs in the construction sector and services sector (estate agents, solicitors etc). Dispersed development could also support existing businesses by providing a greater pool of labour resource across the whole of the southern edge of Derby rather than a single narrow location. Overall impacts are positive and of minor to moderate significance.	Development in itself would help diversify the local economy by providing jobs in the construction sector and services sector. However development in a single location would not offer the same opportunities to strengthen and grow labour markets through out Derby, as all new homes would be in a single location. Overall, however, given the compact nature of Derby this issue is not considered so significant as to reverse the general benefits of large scale housing growth. Impacts are positive , of minor significance.

	?	?
to enhance the vitality and viability of existing town and village centres and	Most local centres within Derby City have low levels of vacancy and are well used (although Sinfin (high vacancy rate) and Boulton (no district Centre) could be improved and supported through growth. However, growth in other locations (for example Mickleover, Chellaston etc. would be constrained due to the nature of the existing centre. Overall impacts are considered uncertain	Concentrated growth in one location could provide opportunity to create a new, planned district Centre (Boulton), or improve an existing centre (Sinfin), by increasing local demand for the development or improvement of facilities. However it could also exacerbate parking and accessibility issues in other areas raised during discussions with local residents. Overall impacts are uncertain .
	V	V
to improve the quality of new development and the existing built environment	It is unclear whether new development dispersed across the southern edge of Derby will enhance the quality of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. However given that the it is a strategic aim of the plan to improve urban design it is expected that new development will deliver good quality urban spaces. Impacts are likely to be positive and of moderate significance. There are no conservation areas, world heritage sites or areas of architectural importance located in this area so significant	It is unclear whether new development concentrated on a single location on the southern edge of Derby will enhance the quality of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. However, it is expected that new development will deliver good quality urban spaces in accordance with the strategic aims of the Plan. Impacts are likely to be positive and of moderate significance. There are no conservation areas, world heritage sites or areas of architectural importance located in this area so significant
	negative impacts of dispersed growth are not considered likely.	negative impacts of dispersed growth are not considered likely.
to minimise waste and increase the reuse and recycling of waste materials	? Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	? Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
	×	X
to promote sustainable forms of construction and sustainable use of natural resources	New development in this area will require the use of locally won sand and gravel and new development, is likely to increase natural resource use. Impacts are negative and of minor significance. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain .	New development in this area will require the use of locally won sand and gravel and new development, is likely to increase natural resource use. Impacts are negative and of minor significance. The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain .

	×	?
to reduce water, light, air and noise pollution	There are a number of air quality management areas within Derby City and significant growth could also increase sewer flooding and surcharges in some parts of the City due to a lack of capacity in the existing sewerage network. This option could also lead to increase noise and light pollution close to the urban edge. Overall impacts from dispersed growth would be likely to be negative and of minor to moderate significance, but the overall magnitude of effects would be dependent on the specific location of development sites selected and the detailed design of schemes. Overall impacts are considered uncertain .	There are a number of air quality management areas within Derby City and significant growth could also increase sewer flooding and surcharges in some parts of the City due to a lack of capacity in the existing sewerage network. This option could also lead to increase noise and light pollution close to the urban edge. Overall impacts from growth in a single location would be likely to be negative , but the overall magnitude of effects would be dependent on the specific location of development sites selected and the detailed design of schemes. Overall impacts are considered uncertain .
	XX	XX
to minimise the irreversible loss of undeveloped (greenfield) land	New greenfield housing development on dispersed sites on the southern edge of Derby would lead to a notable loss in greenfield land irrespective of location. Impacts would be negative of major significance and permanent .	New greenfield housing development on dispersed sites on the southern edge of Derby would lead to a notable loss in greenfield land irrespective of location. Impacts would be negative of major significance and permanent .
	?	?
to manage and reduce flood risk and surface water run-off	New development on the edge of Derby could be affected by fluvial or pluvial flooding, although most areas of flood risk are localised affecting only small parts of the strategic sites identified in the SHLAA. Also parts of the city have limited sewerage capacity and development in some locations could exacerbate sewer flooding and sewer surcharges. However the extent and nature of any impacts would be determined by the combination of sites proposed. Impacts are likely to be negative and of minor to moderate significance depending on growth areas identified.	New development on a single site on the edge of Derby could be affected by a number of different types of flooding, although most areas of flood risk are localised affecting only small parts of the southern edge of the City, further new development could increase incidents of pluvial and sewer flooding. However the extent and nature of any impacts would be determined by the final location of any large site selected and the design of any development. Impacts are likely to be negative and of minor to moderate significance depending on growth areas identified.
	X	x
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform to current efficiency targets and most likely the requirements of the proposed SuDS legislation. The development of new homes across a number of site would, on aggregate have a negative impact against this objective, although it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles compared to many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance and permanent .	New development on the edge of Derby in a single location could reduce the need to travel long distances to access employment and local services in the city. It would be built to conform to current efficiency targets and most likely the requirements of the proposed SuDS legislation, which reduce and manage the impacts of climate change. The development of new homes would have a negative impact against this objective, it is likely that new development would perform better than existing housing stock in the district and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas. Overall impacts are considered negative , of minor to moderate significance and permanent .

	?	?
to protect and enhance architectural and archeological heritage of the district.	New development on the edge of Derby could affect the setting of listed buildings within or close to the edge of Derby including Radbourne Hall and Park, Silver Hill Farm, (Swarkestone Lowes) (a scheduled ancient monument) or the Trent and Mersey Canal conservation area. Development spread across a number of locations could affect existing architectural and archeological assets, although this would be dependent on the scale and location of specific development projects. Impacts are uncertain .	New development on the edge of Derby could affect the setting of listed buildings within or close to the edge of Derby including Radbourne Hall and Park, Silver Hill Farm, (Swarkestone Lowes) (a scheduled ancient monument) or the Trent and Mersey Canal conservation area. Development in a single location could have a very significant impact on existing heritage features, however development of some sites may have minor or no impacts at all. This would depend on the final location of development and its scale and nature. Impacts are uncertain .
	?	?
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	New development could offer opportunity to improve access to a range of heritage features including the Trent Mersey Canal, Radbourne Hall and Elvaston Castle. Development around Chellaston could also offer potential to protect the alignment or assist in the reinstatement of the Derby and Sandiacre Canal. However whilst dispersed development could offer greater opportunities to secure improved access or interpretation of heritage facilities it could also reduce the funds or opportunities to secure any improvements. Overall impacts are uncertain and dependent on the location of new developments and the opportunities available locally.	New development could offer opportunity to improve access to heritage assets on the edge of Derby. However this would depend on the location of the proposal and its relationship with nearby features. Impacts are uncertain .
	?	?
to conserve and enhance the District's landscape and townscape character	New development on the edge of Derby will lead to the loss of countryside across a range of locations. Impacts are likely to be negative due to the loss of countryside around the urban edge and the likely impact of development on near urban locations, although there may be opportunities to improve the urban edge in some locations. Overall impacts are uncertain and would be dependent on the development locations identified.	New development on the edge of the city in a single location would lead to the loss of countryside and would most likely have an impact on wider landscape character in the vicinity of the site. Impacts are likely to be negative due to the loss of countryside around the urban edge although there may be opportunities to improve the urban edge in some locations. Overall impacts are uncertain and would be dependent on the development locations identified.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 1st April 2010. Amended April 17 2013

Housing Options in the Derby Urban Area

Issue 5 – Sub Options for the Direction of Housing Growth Around Derby

Core Strategy Approaches:

PUA Housing Option 1: The Mickleover Area

- Promote urban extensions in a single large site or choice of closely related sites to the west and south west of Derby around Mickleover (Hackwood Farm, Newhouse Farm, or land around the former Pastures Hospital)

PUA Housing Option 2: The Littleover Area

- Promote an urban extension to the Littleover Area at Highfields Farm

PUA Housing Option 3: The Sinfin Area

- Promote urban extensions in a single large site or choice of closely related sites to the south west of Derby (Stenson Meadows, Stenson Fields and Wragley Way)

PUA Housing Option 4: The Chellaston Area

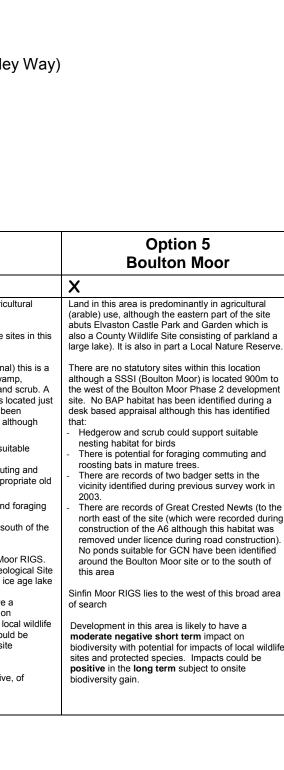
- Promote urban extensions in a single large site or choice of closely related sites to Chellaston

PUA Housing Option 5: The Boulton Moor Area

- Promote urban extensions in a single large site or choice of closely related sites to Boulton Moor

Summary of initial appraisal work:

SA Objective	Option 1 Mickleover	Option 2 Littleover	Option 3 Sinfin	Option 4 Chellaston
	X	x	X	X
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	 Land in this area is predominantly in agricultural (arable) use although a number of fields close to the settlement edge are used for horsiculture. There is a golfcourse located to the south of the Pastures site There are no statutorily protected wildlife sites in this location. There is a county wildlife site north of Bean Hole Plantation consisting of secondary broad-leaved wet woodland. No BAP habitats or protected species records have been identified during a desk based assessment of the site. An initial walkover survey of the Newhouse Farm site has identified: Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats Hedgerow and scrub could support suitable nesting habitat for birds A large badger sett is present in brown cross plantation (within the site) A brown hare was observed at Four Acre Plantation There is suitable habitat locally to support Water Voles, Great Crested Newts and Reptiles No similar data is available for Hackwood Farm or Pastures Hospital site. There are no features of geological importance in the area. Development in this area is likely to have a moderate negative short term impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be positive in the long term subject to onsite biodiversity gain. 	Land in this area is predominantly in agricultural (arable) use There are no statutorily protected wildlife sites, County Wildlife Sites or BAP habitats in this location according to a desktop survey of this broad area Based on limited information from historic planning applications and a desk based assessment: - Hedgerow and scrub could support suitable nesting habitat for birds - Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats. Pipistrelle Bats are known to commute through the permitted Highfields Site - There is potentially suitable habitat locally to support Water Voles, and Great Crested Newts. There are no features of geological importance in this area Development in this area is likely to have a moderate negative short term impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be positive in the long term subject to onsite biodiversity gain.	 Land in this area is predominantly in agricultural (arable) use There are no statutorily protected wildlife sites in this location. There is a county wildlife site (Hell Wood) which is secondary broad-leafed woodland which has developed on a ridge and furrow field. No BAP habitat has been identified during a desk based survey although historic records indicate that: Great Crested Newts, Water Vole and Tawny Owl have been sited in this broad area in the past although sitings are dated Hedgerow and scrub could support suitable nesting habitat for birds (Lapwings are known to have been present locally around Stenson Fields) There is potential for foraging commuting and roosting bats in mature trees and appropriate old and/or disused buildings locally. Limited potential grass snake and slow worm and brown hare Much of this area falls within the Sinfin Moor RIGS. Sinfin Moor is a Regionally Important Geological Site (RIGS) which formed over the bed of an ice age lake Development in this area is likely to have a moderate negative short term impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be positive in the long term subject to onsite biodiversity gain. 	 Land in this area is predominantly in agriculti (arable) use There are no statutorily protected wildlife site location. There is a county wildlife site (Derby Canal) i mosaic habitat comprising of lowland swamp secondary broad leaved wet woodland and s LNR and CWS (Chellaston Brickworks is loc inside Derby City). No BAP habitat has beer identified during a desk based appraisal althe this has identified that: Hedgerow and scrub could support suital nesting habitat for birds There is potential for foraging commuting roosting bats in mature trees and approp and/or disused buildings locally There are records of a badger sett and for around Derby Canal CWS Water vole and otter Records to the sout A50 Much of this area falls within the Sinfin Moor Sinfin Moor is a Regionally Important Geolog (RIGS) which formed over the bed of an ice a moderate negative short term impact on biodiversity with potential for impacts of loca sites and protected species. Impacts could positive in the long term subject to onsite biodiversity gain.



	<i>VV</i>	<i>VV</i>	<i>VV</i>	~~
to provide decent and affordable homes that meet local needs	The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of major significance.	The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of major significance.	The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of major significance.	The provision of significant new housing on of Derby City would help ensure that existing demand and future housing needs are met. expected that large-scale sites could help de both market and affordable housing and inci- housing choice locally. Impacts are conside be positive long term and of major signific
	V	V	V	V
to improve the health and well- being of the population	The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to and improve existing open space. Existing GI assets include Radbourne Hall and the national cycle route located to the north west of Mickleover as well as extensive public rights of way around Radbourne and Mickleover Country Park. Green wedges are located to the south and north of Mickleover. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance.	The provision of new housing will help meet existing needs and future demand for housing within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing and proposed open space. Existing or approved GI assets include 8.4ha Country Park and 11ha of strategic landscaping (to be created as part of the Highfields Farm Permission, Hell Wood and an extensive network of footpaths around and to the north of Findern. Hell Brook is also a notable GI asset locally. There is a green wedge to the north of Hall Pastures Farm. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge and between Derby and Findern, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance.	The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes the Trent & Mersey Canal (south of the A50) and an extensive network of public footpaths around Stenson, Twyford and Barrow. There is an existing green wedge to the north of Ashlea Farm. Despite this significant growth could lead to the loss of countryside close to the existing urban edge and between Derby and the villages of Stenson, Twyford and Barrow upon Trent, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance.	The provision of new housing will help meet needs and future demand for housing and co support the provision and therefore access t health facilities. Development in this broad a could offer opportunities to provide new gree infrastructure and strengthen access to exist green space. Existing green infrastructure in the Trent & Mersey Canal (south of the A50) former Derby to Sandiace Canal (now a long distance greenway) and an extensive netwo public footpaths around Stenson, Twyford an Barrow. There is an existing green wedge to north of Ashlea Farm. Despite this significan could lead to the loss of countryside close to existing urban edge and between Derby and villages of Stenson, Twyford and Barrow up which may be viewed negatively by some lo residents. Overall impacts are considered p and long term and would be of minor to mo
	V	V	V	V
to improve community safety and reduce crime and fear of crime	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contributions from new housing development help deliver infrastructure improvements, who could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provisi cycle lanes etc. associated with development However care would need to be taken that in development does not create opportunities f antisocial behaviour or reduce community sa Overall impacts are considered positive , an minor significance.
	?	?	?	?
to improve educational achievement and improve the District's skills base* *this needs updating following further (ongoing) discussions with schools planning	New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the highest in Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered uncertain .	New development could help lead to increases in the number of people in the wider area which could change education attainment levels in the local population which is higher than average for Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered uncertain .	New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the lowest in Derby City in the Sinfin Area. New development could also lead to the delivery of new education facilities The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although the closest (Chellaston Academy) is at capacity and unable to accommodate further growth. It is unclear whether there is sufficient capacity elsewhere to accommodate of the southern edge of the City. Impacts are therefore considered uncertain .	New development could help lead to increas number of people in the wider area which co change education attainment levels which an generally higher than the city average. New development could also lead to the delivery education facilities (such as schools). The e impacts from new development are likely to dependent on the scale of new development area, its phasing and its impact in combinati other development on the southern edge of or in the northern villages. It is likely that ne development in this location could be served schools in the City although the closest (Che Academy) is at capacity and unable to accommodate further growth. It is unclear w there is sufficient capacity elsewhere to accommodate pupils generated by the scale growth proposed on the southern edge of th Impacts are therefore considered uncertain
	V Migkloover is the least deprived word in Derby City	I ittleaver is the fourth least deprived word in Derby	 Sinfin is the third most deprived word in Darby City. 	
to promote social inclusion and reduce inequalities associated with deprivation across the District	Mickleover is the least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Mickleover. New development could however improve access to affordable homes in Mickleover as house prices are around 5.7 x average earnings for this area compared 4.5 x average earnings within the city. On balance impacts are considered positive albeit of a minor to moderate magnitude and long term .	Littleover is the fourth least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Littleover itself. New development could however improve access to affordable homes in this area as house prices are around 6.9 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered positive albeit of a minor to moderate magnitude and long term .	Sinfin is the third most deprived ward in Derby City. New development could lead to changes in deprivation levels in the local vicinity although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 3.1 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered positive albeit of a minor to moderate magnitude and long term .	Chellaston is the seventh least deprived war Derby City. New development could lead to changes in deprivation levels although it is u that new development would alter levels of deprivation within the existing community its development could however improve access affordable homes in this area as house price around 5.5 x average earnings compared 4. average earnings within the city. On balanc impacts are considered positive albeit of a the moderate magnitude and long term .

	~~
on the edge ting et. It is deliver norease sidered to ficance.	The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of major significance.
	v
eet existing d could s to new d area reen kisting includes 50), the ong work of and a to the work of and a to the sant growth to the upon Trent, local d positive moderate	The provision of new housing will help meet existing needs and future housing demand and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes Elvaston Castle Park and Garden to the east of the A6) and an extensive network of public footpaths around Elvaston Castle and Thulston. New open space and sports pitch provision is proposed as part of the Boulton Moor development to the east of the A6. There is an existing green wedge to the west of Thulston Fields Farm. Despite this significant growth could lead to the loss of countryside close to the existing boundary and between Derby and Elvaston, Thulston and Aston on Trent, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance.
	v
nents could which ay rision of nent). It new s for safety. and of	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.
	?
eases in the could a are ew ry of new e exact to be ent in this ation with of the city new red by chellaston whether ale of the City. ii n.	New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are generally lower than the city average. New development could also lead to the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although including Chellaston Academy and Noel Baker. Existing schools have not got the capacity to accommodate large scale growth beyond that already consented.
word in	Paulton is the sighth most deprived word in Derby
vard in to s unlikely of itself. New ess to ices are 4.5 x nce a minor to	Boulton is the eighth most deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 4.5 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered positive albeit of a minor to moderate magnitude and long term.

	×	X	V	<i>v</i>	v
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.	 New Development in this location will be close to: Primary Schools - Brookfield Primary School (The Hollow), Mickleover Primary School (Vicarage Road), Ravensdale Junior School (Devonshire Drive), Silverhill Primary School (Draycott Drive) Secondary Schools - Murray Park School (Murray Road) Major Foodstore – Tesco, Kipling Drive Doctors Surgery – Vicarage Road, Cavendish Way Pharmacy – Kipling Drive, Devonshire Drive, Station Road Employment – Little industrial/commercial employment sites within the vicinity Public Open Space – Vicarage Road Recreation Ground, Mackworth Park Sports Pitches - Moorland Road Public transport provision. Multiple frequent services including X38, V1, V2 Mb/Mr and 5. ranging from every 7-8 minutes to twice hourly. New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development in any location would be expected to remedy any infrastructure or service capacity deficit where feasible or viable. Transport movelling work by the Authority indicates that this is not possible in respect of road improvements or improvements to public transport locally. Nonetheless development in this area could be well served by existing facilities with the exception of employment sites. On balance Impacts are considered negative and of moderate significance in the short term. However it is likely that congestion related to the A38 could be largely addressed through programmed for completion is 2019. Clearly on completion accessibility is likely to be enhanced. 	 New Development in this location will be close to: Primary Schools - Griffe Field Primary School (Grosvenor Drive), St Peter's CofE Primary School (Thornhill Road / Church Street), Wren Park Primary. New Primary school as part of Highfields Farm Proposed School (Jackson Avenue) Secondary Schools - Littleover Community School (Pastures Hill) Major Food Store (Tesco Mickleover) or Sainsbury (Kingsway) both out of ward Doctors Surgery – Hollybrook Way, potential for new doctors? Atas part of community facilities at Highfields Farm Scheme Pharmacy – Burton Road Hollybrook Way Derby Royal Hospital is the largest employer in the City immediately adjacent to Littleover ward. Public Open Space – Clemson Park. New provision at Highfields Farm Sports Pitches King George V playing fields (outside ward). New provision at Highfields Farm Public Transport Provision. Multiple frequent services including HQ, Royal, V1, V2, V3, X38, Mb/ Mr, 5, 35 New development will benefit from existing and proposed but currently unimplemented infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints where feasible or viable. Transport modelling work by the Authority indicates that this is not possible in respect of congestion around the A38 (although new residents in this area would not need to cross the A38 to get into Derby City). Nonetheless development in this area could be well served by existing local facilities. On balance Impacts are considered negative and of minor significance. 	 New Development in this location will be close to: Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Stenson Fields Community Primary (Heather Close) Shelton Junior (Carlton Avenue) Secondary Schools – Sinfin CommunityCollege Major Foodstore – Asda Sinfin, Sainsbury, Osmaston Park Road Doctors Surgery – Osmaston Park Road, Sinfin District Centre Pharmacy – Osmaston Park Road, Sinfin District Centre Employment –Victory Road, Wilmore Road, Sinfin Lane and Goodsmoor Lane. Much of the Rolls Royce Estate is located in this Area Public Open Space – Sinfin Park and Osmaston Park Sports Pitches - Sinfin Recreation Ground Public Transport Provision. Multiple frequent services including 38, 40, 41, 60 and 61. Most services run between 4 and 6 times per hour New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. Modelling work is ongoing to identify possible solutions to improve congestion locally and this could mitigate the effects of further development in this area. On balance Impacts are considered positive and based on the identification of a viable and feasible link road to mitigate road impacts of minor to moderate significance. 	 New Development in this location will be close to: Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Shelton Junior (Carlton Avenue) Secondary Schools - Chellaston Secondary School (Swarkestone Road) Major Foodstore - Sainsbury's, Osmaston Park Road, Asda, Sinfin Doctors Surgery – Manor Road, Fellow Lands Way Pharmacy - Derby Road, Chellaston Road Employment Proposed Chellaston Business Park. Proximity to Rolls Royce in Sinfin Public Open Space Chellaston Park Sports Pitches - Pit Close Lane Recreation Ground Public Transport Provision. Multiple frequent services including 60, 61. Both services run 6 x per hour New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance* 	 New Development in this location will be close to: Primary Schools - Allenton Community Primary (Brookhouse Street), Boulton Primary (Wydham Street), Moorhead Primary (Brackens Lane), Oakwood Infant (Waldene Drive), Oakwood Junio (Holbrook Junior) Secondary Schools - Merrill College (Brackens Lane), Noel Baker Major Foodstore Sainsbury's, Osmaston Park Road (out of ward) Doctors Surgery - Boulton Lane, Keldholme Lane Gilbert Street Pharmacy - Chellaston Road, Crayford Road Employment - Boulton accommodates very little commercial development within the ward. New commercial development is located in Alveston and is accessible from the A6 Public Open Space: - Boulton contains two notable areas of public Open Space - Field Lane Recreation Ground and Boulton Lane Recreation Ground Public Transport Provision. Multiple frequent services including 40,41, 42, 43, 44,45, 60, 61, 73 and Skylink. New development will benefit from existing and proposed infrastructure and facilities (including the proposed park and ride scheme at Boulton Moor). However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impar on service delivery and accessibility locally. Generally however new development in any locatior would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of moderate significance.
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)	 Mickleover is generally well related to existing community infrastructure and retail facilities and is relatively well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby (ity. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic) and development may reduce opportunities for non-car travel for occupants of new development in this area if connections to existing public transport networks cannot be made. Transport modelling work indicates that the A38 could be significantly affected by further development in this location. It is unclear what level of growth can be accommodated without strategic improvements to the SRN (works are scheduled to commence in 2016 and be completed by 2019), although signalisation of Markeaton and Kingsway roundabout (which is committed and funded) will provide limited extra capacity on the highways network, although the Authority has no information on the extent of enhancements. Discussions with Severn Trent Water indicate that new development would be more difficult to accommodate wastewater flows from significant new development in this sever across much of the southern edge of Derby. In short therefore it will be difficult to accommodate wastewater flows from significant new development in this area due to that developers are not able, under current rules to fund improvements to the sewerage network. Impacts from development in this vicinity are likely to have a negative impact against this objective of moderate magnitude. 	Littleover is generally well related to existing community infrastructure and retail facilities and is well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby City. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic) and development may reduce opportunities for non-car travel for occupants of new development in this area. Transport modelling work indicates that the A38 could be affected by further development in this broad location. Discussions with Severn Trent Water indicate that new development would be more difficult to accommodate in this area due to the distance from the Pride Park Waste Water Treatment Works and the lack of fall in the sewer across much of the southern edge of Derby although some site could be served by Findern WWTWs. It is understood that developers are not able, under current rules to fund improvements to the sewerage network. Impacts from development in this vicinity are likely to have a negative impact against this objective of minor to moderate magnitude.	 Sinfin is well related to existing community infrastructure retail facilities and employment sites and is well served by public transport. There are however capacity issues in respect of local secondary school provision. Growth in this area could also have a negative impact on an already constrained local highways network, although serving development off the consented and funded T12 route in Derby City could overcome these issues. However, it is worth noting that there may be potential to secure an enhanced railway bridge on Stenson Road should works to electrify the Derby to Birmingham railway bridge take place between 2019-24 (during control period 6 CP6)). This could help reduce traffic congestion around the existing bridge and increase local highways capacity. Discussions with Severn Trent indicate that there would be issues with local sewerage infrastructure locally, although significant new development around Stenson Fields and Wragley Way would be less problematic than sites to the west of the city/ as they are located closer to the Waste Water Treatment Works for the City. Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related issues have been identified as less problematic and capable of mitigation it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered positive, and of minor significance. 	Chellaston is well related to existing community infrastructure, retail facilities and employment sites and is well served by public transport. There are however capacity issues in nearby secondary schools and as such it is likely that occupiers of new development could be dislocated from secondary education provision which may increase the need to travel to access education. Discussions with Severn Trent indicate that there would still be issues with local sewerage infrastructure in this area, although significant new development around Chellaston would be less problematic as it located closer to the Waste Water Treatment Works for the City. Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered positive, and of minor significance.	 Boulton is generally well related to existing community infrastructure, retail facilities and employment sites in Allenton and is well served by public transport. There are proposal for a park and ride site in this area although this has not been subject to a planning application. It is however dislocated from secondary school provision locally. This may reduce opportunities for non-car travel for occupants of new development. Discussions with Severn Trent indicate that local sewerage infrastructure in this area is less problematic than elsewhere on the Southern edge on Derby although there would be still issues with significant growth. Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered positive, and of minor to moderate significance.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider positive and of major significance.	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider positive and of major significance.	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider positive and of major significance.	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider positive and of major significance.	The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider positive and of majo significance.

	V	V	V	V	v
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Mickleover has one of the lowest rates of unemployment in Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment.	Littleover has one of the lowest rates of unemployment in Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment.	Unemployment rates are amongst the highest in Derby City in Sinfin. The development of new housing is likely to lead to an influx of people who can afford to buy or rent new housing and are most likely in employment and could therefore help reduce the proportion of unemployed people (although it is unclear whether this would reduce unemployment in the wider area directly unless additional jobs are created locally as a result of new construction).	Chellaston has below average rates of unemployment compared to Derby City. The development of new housing is likely to lead to an influx of mainly people who can afford to buy or rent new housing (which in any case tends to be more expensive in this area compared to most communities in Derby City) and could therefore reinforce existing low levels of unemployment.	Unemployment rates are below average in this area. The development of new housing is likely to lead to an influx of people who can afford to buy or rent new housing and are most likely in employment and could therefore help reduce the proportion of unemployed people locally. (Although it is unclear whether this would reduce unemployment in the wider area directly unless additional jobs are created locally as a result of new construction).
	New development in this are performs positively against this objective although it is only of minor significance.	New development in this are performs positively against this objective although it is only of minor significance.	New development is considered to have a minor positive (beneficial) impact in respect of this SA objective	New development in this are performs positively against this objective although it is only of minor significance.	New development is considered to have a minor positive (beneficial) impact in respect of this SA objective.
			V		?
to enhance the vitality and viability of existing town and village centres	New development may support the vitality of the existing District Centre. However evidence indicates that vacancy rates in Mickleover are comparatively low compared to other district and local centres in the City indicating that this district centre is relatively healthy and responding to local needs. As such no significant impact of the viability and vitality of nearby district Centres is likely as a result of significant growth.	New development may support the vitality of the existing District Centre. However evidence indicates that vacancy rates in Littleover (8%) are comparatively low compared to other district and local centres in the City indicating that this district centre is healthy and responding to local needs. As such no significant impact of the viability and vitality of nearby district Centres is likely.	New development could support the vitality of the existing District Centre and neighbourhood centre in Sinfin. Recent surveys indicate that that vacancy rates in Sinfin are around 20% which is the highest of any district centre in Derby. New development could help increase the overall number of visitors to Sinfin District Centre and could support new retail provision locally and therefore reduce the number of vacant shops. Impacts are likely to be positive, long term and of moderate significance.	Chellaston district centre is split into two concentrations of retail activity on Swarkestone Road and the High Street, however there are few vacant units across the centre as a whole (less than 4%) indicating that this district centre is relatively healthy. As such no significant impact of the viability and vitality of nearby district Centres is likely.	There is no district Centre in Boulton Ward. The closest is Allenton. Vacancy rates in Allenton are very low (less than 2%) and as such new development is unlikely to significantly reinforce the vitality of this area (it would in any case be located some distance from new residential developments on the edge of Derby). There may be potential for greater benefit if large scale development supported the creation of an improved or enlarged local centre within the Boulton Area although it is not clear whether this is realistic. Impacts are therefore identified as being uncertain .
	2	?	2	?	?
to improve the quality of new	It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.
development and the existing built environment	There are no conservation areas, world heritage sites or areas of architectural importance located in this area	There are no conservation areas, world heritage sites or areas of architectural importance located in this area	There are no conservation areas, world heritage sites or areas of architectural importance located in this area	There are no conservation areas, world heritage sites or areas of architectural importance located in this area	There are no conservation areas, world heritage sites or areas of architectural importance located in this area
	Based on current information development in this vicinity would have an uncertain effect on this SA objective.	Based on current information development in this vicinity would have an uncertain effect on this SA objective.	Based on current information development in this vicinity would have an uncertain effect on this SA objective.	Based on current information development in this vicinity would have an uncertain effect on this SA objective.	Based on current information development in this vicinity would have an uncertain effect on this SA objective.
to minimise waste and increase the reuse and recycling of waste materials	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area
	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.
	?	?	?	?	?
to promote sustainable forms of	New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites	New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites	New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites	New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites	New development in this area will require the use of locally won sand and gravel. The implementation of Sustainable Construction techniques will however be dependent on how sites
construction and sustainable use of natural resources	are designed and built out and as such their performance against this SA objective is uncertain .	are designed and built out and as such their performance against this SA objective is uncertain .	are designed and built out and as such their performance against SA objective is uncertain .	are designed and built out and as such their performance against SA objective is uncertain .	are designed and built out and as such their performance against this SA objective is uncertain .

	X	XX	XX	X
to reduce water, light, air and noise pollution	Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in the Mickleover area would be negative and of minor to moderate significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There is an air quality management area located around Uttoxeter Road in Littleover and further development coupled with existing schemes in South Derbyshire and Derby City around Highfields Farm could exacerbate existing air quality issues.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development. There are air quality management areas along the ring road in Sinfin and along Osmaston Road. New development around Stenson and Sinfin could exacerbate existing air quality issues locally. As such it is considered that impacts from new	Generally new development is likely to have negative impact on the natural environment would lead to increased level of noise, light, water pollution although the significance of t can be significantly controlled through the de design of new development. There is no evidence of specific issues or im areas close to or exceeding local carrying ca or targets. As such it is considered that imp from new development in the Chellaston are be negative and of minor to moderate sign
		As such it is considered that impacts from new development in the Chellaston Area could have a negative and moderate to major significance.	development in the Sinfin area could have a negative impact on local air quality of moderate to major significance.	
	XX	XX	XX	XX
to minimise the irreversible loss of undeveloped (greenfield) land	New greenfield housing development on agricultural land immediately adjacent to the urban edge in Mickleover will lead to the loss of mainly grade 3 agricultural land Impacts would be negative of major significance and permanent	New greenfield housing development on agricultural land immediately adjacent to the urban edge in Littleover will lead to the loss of mainly grade 3 agricultural land Impacts would be negative of major significance and permanent	New greenfield housing development on agricultural land immediately adjacent to the urban edge of Stenson Fields and Wragley Way will lead to the loss of mainly grade 3, but also limited amounts of Grade 2 agricultural land Impacts would be negative of major significance and permanent	New greenfield housing development on ag land immediately adjacent to the urban edge Chellaston will lead to the loss of mainly gra also limited amounts of Grade 2 agricultural Impacts would be negative of major signific and permanent
		?	?	
to manage and reduce flood risk and surface water run-off	There are no areas at fluvial flood risk in this area and given existing requirements to retains surface runoff to greenfield rates and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. No impacts are identified in respect of fluvial flood risk. New development in this area may increase sewer flooding locally given identified issues with the local sewerage network although the likelihood and extent of such impacts is not currently known. Overall no significant effects are currently identified.	There is a notable area at flood risk around pastures farm and Hell Brook and development in this area could increase flood risk to existing and new properties in this area. However the main area at flood risk around Hall Pastures Farm is not subject to any development proposals. In respect of areas subject to development proposal there is a small area of flood risk north of Hell Meadow (around Hell Brook) which has the potential to increase flood risk locally. However proposed works by the developer could also remove this area and a number of existing properties in the City and could therefore have a beneficial impact on flood risk in the wider area. As such impacts are identified as being uncertain . New development in this area may increase sewer flooding locally given identified issues with the local sewerage network although the likelihood and extent of such impacts are uncertain .	There is a notable area at flood risk around Moor Lane to the west Ashlea Farm. Development in this area could increase flood risk to existing and new properties in this area. Most areas identified as potential development sites are located outside of this area however. For those sites which are subject to some flood risk there may be opportunities for locating open space in areas at higher risk and development in areas which are located in the 1:1000 floodzone (Zone 1) Impacts would be dependent on how development is implemented and is therefore uncertain . New development in this area may increase sewer flooding locally given identified issues with the local sewerage network although the likelihood and extent of such impacts are uncertain	There are no areas at fluvial flood risk in this and given existing requirements to retain su runoff to greenfield rates and proposed SUD legislation new development is unlikely to in flood risk elsewhere. No impacts are identi respect of fluvial flood risk. New development in this area may increase flooding locally due to existing capacity issu sewer network although this uncertain .
	×	×	×	X
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development on the edge of Derby cour reduce the need to travel long distances to a employment and local services. It would be conform with current efficiency targets and n likely the requirements of the proposed SuD legislation which reduce and manage the im climate change. As such whilst the develop new homes would, on aggregate have a neg impact against this objective, it is likely that development would perform better than exis housing stock and given the near urban loca would allow people opportunity to adopt low carbon lifestyles than many rural areas in the Overall impacts are considered negative , of to moderate significance.

	×
ve a nt and nt, air and of these detailed	Generally new development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution although the significance of these can be significantly controlled through the detailed design of new development.
impacts on capacity npacts area would gnificance.	There are air quality management areas along Chellaston Road and Harvey Road and new development in this vicinity could exacerbate existing air quality issues locally. As such it is considered that impacts from new development in the Boulton area would be negative and of moderate to major significance.
	XX
agricultural Ige of Irade 3, but ral land. ificance	New greenfield housing development on agricultural land immediately adjacent to the urban edge of Boulton will lead to the loss of mainly grade 3 agricultural land Impacts would be negative of major significance and permanent
	?
his area surface JDS increase ntified in se sewer sues in the	There is a notable area at flood risk around the Phase 2 Boulton Moor site to the west of the permission site (Boulton Moor Phase 1). Development could increase flood risk to existing and new properties in this area. Most areas identified as potential development sites are located outside of this area however. For those sites which are subject to some flood risk there may be opportunities for locating open space in areas at higher risk and development in areas which are located in the 1:1000 floodzone (Zone 1) Impacts would be dependent on how development is implemented and is therefore uncertain . New development in this area may increase sewer flooding locally due to existing capacity issues in the sewer network although this uncertain .
	X
ould o access be built to d most uDS impacts of opment of negative at new xisting ocation ower the district. of minor	New development on the edge of Derby could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.

	?		?	?	
to protect and enhance architectural and archeological heritage of the district.	There are no scheduled Ancient Monuments likely to be impacted by development in this location. However English Heritage (EH) have raised concerns about development at around the northern extent of this broad area on two counts; the impact on the setting of Radbourne Hall (Grade I) and park, as well as other listed buildings, and the impact on rural character. Development south of the B5020 would be hidden from view, but any development on the ridge would be visible from both the Hall and Silverhill Farm (Grade II) and clearly could impact the setting of identified features. Further south in this broad area extensive ridge and furrow was recorded during site surveys and is particularly evident to the west of Naseby Close and Daventry Close. And whilst no formal protection exists to protect this feature, where it remains it should be safeguarded wherever practicable. Impacts are uncertain and would depend on the scale nature and location of development.	No architectural or archaeological features have been identified in this broad area. As such no impacts are likely to arise as a result of new housing development in this location.	New development to the east of Deepdale Lane may impact on the setting of Swarkestone Lowes Sheduled Ancient Monument (SAM), which is located on high ground immediately south of the A50. Further development may also impact on the setting of the Trent and Mersey Canal conservation area. However impacts are likely to be dependent on the scale and layout of new development and from many locations would not be visible. Impacts are uncertain , and may be capable of mitigation through careful design.	New development to the west of Holmeleigh Way (especially around the southern edge) may impact on the setting of Swarkestone Lowes Scheduled Ancient Monument (SAM), which is located on high ground immediately south of the A50. Further development may also impact on the setting of the Trent and Mersey Canal and Swarkestone Lock. However impacts are likely to be dependent on the scale and layout of new development and from many locations would not be visible. Impacts are uncertain , and may be capable of mitigation through careful design.	No architectural or archaeological features have been identified in this broad area although Elvaston Castle Park and Garden is located to the east of the A6 and would be largely screened from view by consented development at Boulton Moor. As such no impacts are likely to arise as a result of new housing development in this location.
	?		?	?	?
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	EH have expressed concerns about the potential of large-scale development affecting the setting of Radbourne Hall and Silver Hill Farm in the northern part of this broad area. However impacts are likely to be uncertain depending on the scale nature and location of development and whether development offers opportunity to improve access to or contributions towards the protection and interpretation of cultural assets or safeguards the future of assets through the development process.	No architectural or archaeological features have been identified in this broad area. As such no impacts are likely to arise as a result of new housing development in this location.	New development south of Sinfin could offer opportunities to improve access to the Trent Mersey canal or help improve access to or interpretation of other locally important cultural assets. Potential impacts are uncertain and would be dependent on detailed design.	New development south of Chellaston could offer opportunities to improve access to the Trent Mersey Canal, protect reinstate or provide interpretation of the former Derby and Sandiacre Canal or help improve access to or interpretation of other locally important cultural assets. Potential impacts are uncertain	New development around Boulton could help improve access to green infrastructure around Elvaston and Thulston and may offer opportunities to help safeguard existing cultural assets such Elvaston Castle Park and Garden. Potential impacts are uncertain
	XX	XX	X	XX	X
to conserve and enhance the District's landscape and townscape character	New development could lead to the loss of countryside on the urban edge around Mickleover. In particular significant impacts could occur should new development lead to development beyond the sustrans route, which currently filters views of the City edge from Radbourne Hall. However the loss of countryside would be significant across much of this area due to the quality of the local landscape and its relatively rural feel (despite its proximity to the urban edge). Impacts are considered negative , moderate to major significance. It should be noted that impacts could be partially mitigated by the design, scale and exact location of potential development sites.	Development in this location could lead to the loss of countryside between Burnaston village and the Pastures Hospital site. Large-scale development could create a sense of coalescence between the two built up areas. The loss of countryside would be significant across much of this area due to the quality of the local landscape. Further the local landform would make screening additional development difficult across parts of this broad area. Overall new development is likely to have a moderate to major negative impact on the local landscape. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	Development to the south of Sinfin and around Stenson Fields is likely to have a notable impact on the local landscape. New development could lead to the loss of open land up to the A50 and could block views of landmark buildings such as Stenson Fields Farm House. Generally, however impacts were not considered to be as significant as broad areas to the west as this landscape is less intact and less tranquil being impacted by large-scale transport routes to the south It is also located fully outside of areas of landscape and heritage sensitivity identified in the County Councils areas of multiple environmental sensitivity. Nonetheless impacts would be negative of a moderate significance. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	Development around Chellaston would in many locations be prominent due to high ground around Chellaston Hill. New development in this are could also be visible from the Trent & Mersey Canal Conservation area around Swarkestone Lock and would in certain locations bring built development tight up against the A50. However in other locations, for example to the east of the former canal route there may be some landscape elements which could help integrate new development into the existing landscape. Generally, however impacts from new development are consider negative , of moderate to major significance. It should be noted that the exact nature of impacts is likely to be largely influence by the design, scale and exact location of potential development sites.	Development around Boulton Moor beyond Snelmoors Lane (the southern boundary of the existing Boulton Moor Site with OPP) could be difficult to integrate into the landscape due to the lack of existing landscape features and the local landform, which rises towards Aston Hill in the south east giving elevated views over the site from medium distances. However the landscape to the west of Boulton Moor Phase 1 is less intact and less tranquil than some other parts of the southern edge of Derby being impacted by large-scale transport routes to the south and east. It is also located fully outside of areas of landscape and heritage sensitivity identified in the County Councils areas of multiple environmental sensitivity Impacts from new development are considered negative , of moderate significance.

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Updated April 18, 2013.

Employment Land Options in the Derby Urban Area

Issue 6 – Employment Land Options in the Derby Urban Area

Local Plan Approaches:

Derby Urban Area Employment Option 1: Mixed Use Urban Extensions to Derby

- Allocate sites for employment alongside housing allocations in the South Derbyshire part of the Derby Urban Area

Derby Urban Area Employment Option 2: Within Derby

- Take advantage of Derby City's employment land surplus to meet the needs of those living in new housing in the South Derbyshire part of the Derby Urban Area

Derby Urban Area Employment Option 3 Within South Derbyshire and Derby

- Rely in part upon sites within Derby City to meet the employment needs of residents of new housing developments within the South Derbyshire part of the Derby Urban Area. (BAU)

Summary of initial appraisal work:

SA Objective	Option 1 (BAU)	Option 2	Option 3 (BAU)
	?	V	?
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	Locating new employment alongside new housing on the edge of Derby (on Greenfield sites) could lead to a loss of diversity on the urban fringe. However existing policies to protect biodiversity set out the need for new development to deliver biodiversity gain. As such new development, particularly in areas of low biodiversity interest could deliver uncertain impacts depending on their implementation	Locating new development within the city could have a broadly beneficial impact in terms of biodiversity in the district as it could remove the need for new commercial development sites by accommodating growth on existing sites in the city. As such this could have a positive long term impact of moderate significance in terms of biodiversity impact. It may also perform well if it led to the more intensive use of surplus employment sites in the city.	This option could lead for some commercial development land in the district, and some in Derby City. A loss of diversity could occur on any sites set aside for new development although without further detail on the broad locations of potential development the potential for impacts is uncertain .

to provide decent and affordable homes that meet local needs	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.
	?	?	?
to improve the health and well- being of the population	New employment provision could make minor positive contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are uncertain	New employment provision could make minor positive contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are uncertain	New employment provision could make minor positive contribution to wellbeing where it delivers increase employment opportunities to deprived local communities. However, it is unclear where new sites would be located within the broad areas identified in this option. As such impacts are uncertain
to improve community safety and reduce crime and fear of crime	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective No impacts identified.	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.
to improve educational achievement and improve the District's skills base	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. No impacts identified.	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. No impacts identified.	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. No impacts identified.

	V	?	<i>v</i>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Locating businesses close to where residents live will improve the accessibility to employment provision for residents and could help tackle (areas of moderate) deprivation around the DUA. Impacts are considered positive, minor and long term .	Locating new development in Derby City could help the City Council tackle deprivation in communities within the City. However it may make accessing jobs more difficult for South Derbyshire residents, although the city is well served by a variety of transport modes. Impacts are considered uncertain and are likely depend on the precise location of sites, which could in any case remain adjacent to housing sites located in South Derbyshire.	This option could help the tackle deprivation in in the City Boundary and provide some new employment opportunities in South Derbyshire. Locating businesses close to where residents live in South Derbyshire will improve the accessibility to employment provision for residents and could help tackle (areas of moderate) deprivation around the DUA. Impacts are considered positive, minor and long term .
To improve local accessibility to	v	?	V
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.	The provision of new employment land in the DUA will increase the number and spread of employment sites and hence should help improve the accessibility for those living in the northern villages or proposed growth in the DUA. Impacts are considered of moderate magnitude , positive and long term .	The use of surplus land in Derby City to meet South Derbyshire's employment needs could help to improve access to employment for those living around the City Boundary or in communities in the northern part of the district. However if surplus land is located away from the District Boundary this could restrict local access to employment, especially where significant residential development takes place. Impacts are uncertain and dependent on location.	The provision of new employment land around the District and within Derby City should help improve the accessibility to local employment by providing a spread of employment locations. Impacts are likely to be of minor to moderate significance, positive and long term.
	V	?	V
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)	New development immediately adjacent to Derby City could allow new developments to be accessible by a choice of transport modes, many of which are already provided for existing communities. It could further make best use of wider infrastructure provision in or adjacent to the city. Impacts could be positive of minor to moderate significance and long term ,	New employment development in Derby City could be accessible to local communities in South Derbyshire by a means of different transport alternatives, although if development were located away from the District boundary it could increase the need to travel. Impacts are uncertain and would depend on the location of specific sites.	New employment development in Derby City and in South Derbyshire could be accessible to local communities in South Derbyshire by a means of different transport alternatives. It could further make best use of wider infrastructure provision in or adjacent to the city and in other locations and minimise the need for new infrastructure. Impacts are likely to be positive, of minor significance and long term .
	<i>VV</i>	<i>v</i>	<i>VV</i>
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	In absolute terms the provision of new employment land in the DUA should help deliver continued increases in the number of jobs t accessible to South Derbyshire communities. Impacts are considered positive and long term and of major significance. (note significance being determined by the approach to provision chosen from Issue 2 – Employment Growth)	The provisions of new development (albeit in Derby City) would still meet local employer and community needs. As such it is considered that the provision of new employment development in the City would have a positive and long term impact of moderate significance.	In absolute terms the provision of new employment land within and around the DUA and elsewhere in the District should help deliver continued increases in the number of jobs within the District accessible to local communities. Impacts are considered positive and long term and of moderate to major significance

	<i>VV</i>	V	<i>VV</i>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	The provision of new employment around the DUA or in larger villages could help increase the quantity and quality of new sites for development in the DUA and help create new employment opportunities for local residents. Impacts are considered positive , of a moderate to major * magnitude and long term .	New employment land provision in the City could help meet the needs of more urban communities already located (or planned) on the fringes of Derby City. However growth elsewhere could be constrained under this option. Impacts are considered positive , of a moderate magnitude and long term	The provision of new employment around the DUA or in larger villages could help increase the quantity and quality of new sites for development and help create new employment opportunities for local residents. Impacts are considered positive , of a moderate to major significance and long term .
	?	?	?
to enhance the vitality and viability of existing town and village centres	Additional development around Derby City could encourage more out commuting towards Derby City and could in turn lead to a long term decline or loss in employment sites in existing villages undermining viability. Impacts could be negative, although this option could be implemented with options to expand employment in local villages. Impacts are considered uncertain	Additional employment provision within the City could encourage more out commuting towards and could in turn lead to a long term decline or loss in employment sites in existing villages undermining viability in some areas. Impacts could be negative, although this option could be implemented along with options to expand employment in local villages. Impacts are therefore considered uncertain	Additional employment provision within and on the edge of Derby City and elsewhere within the district could encourage could help support existing nearby town and village centres although impacts would be dependent on the location of sites. Impacts are uncertain.
	?		?
to improve the quality of new development and the existing built environment	Widening of developer contributions consistent with issue 23 could enable new employment developments to contribute towards regeneration and townscape improvements, especially if a CIL approach was taken. Impacts are considered uncertain .	No impact New development to serve the District needs would be located outside of the district and would not be likely to offer opportunity for developer contributions payable to South Derbyshire District Council and would not be determined based on this authority's development management policy.	Widening of developer contributions consistent with issue 23 could enable new employment developments in South Derbyshire, to contribute towards regeneration and townscape improvements in the City or on other rundown sites in South Derbyshire where these exist. Impacts are considered uncertain and would be dependent on the specific location of development.
	?	?	?
to minimise waste and increase the reuse and recycling of waste materials	Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are uncertain .	Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites in the City will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are uncertain.	Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are uncertain .

	X	X	X
to promote sustainable forms of construction and sustainable use of natural resources	Impacts in respect of sustainable construction are not considered likely as a result of differing spatial distribution options. However mixed- use development of sites on the edge of the City, whilst on aggregate likely to lead to increased resource use would allow residents to access new employment close to existing and proposed homes. Impacts are likely to be negative and of minor significance.	Impacts in respect of sustainable construction are not considered likely. However focussing growth within the City could lead to increased resource use would allow residents to access new employment close to existing and proposed homes. Impacts are likely to be negative and of minor significance.	Impacts in respect of sustainable construction are not considered likely. However targeting growth within the City and across the District could lead to the promotion of unsustainable travel patterns unless development is well related to existing and proposed communities. Impacts are likely to be negative and of minor to moderate significance.
	X	X	X
to reduce water, light, air and noise pollution	New development on the edge of the city could increase foul water flows to Derby City waste water treatment works which discharges to the Derwent. It could also impact on the existing sewerage network on the southern edge of the city. Development could also exacerbate impacts on air quality management areas in the City. Impacts are likely to be negative and of minor to moderate significance	Relying on sites within the City would increase flows to waste water treatment works which discharges to the Derwent. It could also impact on the existing sewerage network on the southern edge of the city. Development could also exacerbate impacts on air quality management areas on the inner ring road. Impacts are negative and of minor to moderate significance.	Employment growth within or around the edge of the city and elsewhere in the district could have a negative impact on in respect of diffuse or point source pollution, air quality, noise, light or odour. The exact nature of impacts would be partially dependent on the location and design of sites but are likely to lead to negative impacts of minor to moderate significance.
	XX	~~	X
to minimise the irreversible loss of undeveloped (greenfield) land	Development of sites on the edge of Derby in South Derbyshire would lead to the loss of greenfield sites (as no brownfield lands is currently available adjoining the PUA). Impacts would be negative , moderate to major (depending on the amount of land released), and permanent	Reuse of previously developed, (brownfield) or underused land in the City would safeguard Greenfield sites in South Derbyshire, although it may not lead to a reduction in greenfield losses at the HMA level. At the South Derbyshire level impacts would be positive , of moderate to major significance.	A combination of sites within and joining the city and elsewhere in the District could lead to the loss of some Greenfield sites. Impacts would be negative of minor to moderate magnitude (depending on the amount of land released and the proportion located on sites within the city. Where losses occur impacts would be permanent
	?	?	?
to manage and reduce flood risk and surface water run-off	Impacts uncertain and depended on the specific location where developments proposed as there are pockets of flood risk in areas across the edge of the DUA.	Impacts uncertain and depended on the specific location where developments proposed as there are pockets of flood risk within the DUA.	Impacts uncertain and depended on the specific location where developments proposed as there are pockets of flood risk within and around the edge of the DUA or elsewhere in South Derbyshire.

	X	X	X
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development on the edge of Derby and elsewhere in the district could reduce the need to travel long distances to access employment. As such whilst the development of new business sites would, on aggregate have a negative impact it is likely that new business premises would perform better than existing sites and given the near urban and mixed use nature of schemes. This would provide people opportunity to work close to where they live. Overall impacts are considered negative and of minor significance.	New development within the City could reduce the need to travel long distances to access employment. As such whilst the development of new business sites would, on aggregate have a negative impact in aggregate terms it is likely that new business premises would perform better than existing sites. Overall impacts are considered negative and of minor significance.	New development within the City and elsewhere in the district could provide new employment close to new and proposed residential areas. As such whilst the development of new business sites would, on aggregate have a negative impact in aggregate terms in respect of resource use and climate change gas emissions, it is likely that new business premises would perform better than existing sites. Overall impacts are considered negative and of minor to moderate significance depending on the exact location of sites.
	?	?	?
to protect and enhance architectural and archeological heritage of the district.	New development on the edge of Derby City could lead to the loss historic landscape and areas of archaeological and architectural potential. Although the extent of such impacts will be largely based on the specific sites chosen. Impacts are uncertain.	New development within Derby City could lead to the loss historic landscape and areas of archaeological and architectural potential within the city or in South Derbyshire. The extent of such impacts will be largely based on the specific sites chosen. Impacts are uncertain.	New development within the City or in South Derbyshire could lead to the loss historic landscape and areas of archaeological and architectural potential. Although the extent of such impacts will be largely based on the specific sites chosen. Impacts are uncertain.
	?	?	?
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	Performance against this objective is based on the specific location of the site Uncertain Impact.	Performance against this objective is based on the specific location of the site Uncertain Impact.	Performance against this objective is based on the specific location of the site Uncertain Impact.
	XX	~~	X
to conserve and enhance the District's landscape and townscape character	Loss of additional countryside DUA could initially impact the landscape around the urban fringe and would see an encroachment of urban areas into the countryside. Impacts likely to be negative , and of major to moderate significance depending on the amount of land developed and its location. However, impacts are likely to reduce overtime where appropriate screening is secured to help integrate new development into the wider landscape. Typed up 30 May 2010. Amended 1 July 2010. An	Reuse of surplus land in the City would ensure that urban fringe areas are not used for employment uses. Impacts likely to be positive, long term (duration of plan) and of major to moderate significance depending on the amount of land developed and its location.	Loss of some Greenfield sites on the urban fringe or elsewhere in South Derbyshire is likely to have a negative impact against this objective. Impacts likely to be negative and of moderate significance depending on the amount of land developed and its location

Transport Options in	the Derby Urban Area	1			
Issue 7 – Transport Options in th	he Derby Urban Area				
Local Plan Approaches: Derby Urban Area Transport Op - Make no provision to accommod facilities.	tion 1: Minimum Intervention late, or to influence mode of travel, f	or trips generated by new or existing	g development in the Derby Principle	e Urban Area. Focus on maintaining	g existing transport services and
Derby Urban Area Transport Op - Accommodate travel demand ge	tion 2: Demand Management enerated by new and existing develo	pment by focusing on demand mana	agement and measures to influence	travel behaviour.	
	tion 3: Measures to Increase Use by new and existing development by		and services for public transport, cy	cling and walking.	
	tion 4: Highway Based Improvem by new and existing development by		structure.		
Derby Urban Area Transport Op - Combine elements of Options 2,	tion 5: A Hybrid Approach 3 and 4 - as an integrated package	of transport measures			
SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
•	X	v	X	XX	Х
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	Minimum intervention will lead to gradually increasing traffic volumes, which could have a negative impact on local wildlife through disturbance or road conflict . However, impacts are considered neutral to slightly negative	Demand management could help reduce traffic volumes, and hence conflicts between traffic and protected species or BAP priority species. It could also reduce the need for further road construction, and any associated species or habitat impacts. Impacts are considered positive and of minor significance.	Measures to increase public transport and walking and cycling routes, could lead to the loss of some greenfield land to accommodate new cycling paths, park and ride facilities or tramways etc. Impacts are considered negative and of minor significance in the short term, although with appropriate management/planting could be negligible in the long term.	The provision of new road is likely to lead to the loss of greenfield land, and could have a notable impact on protected species or habitats. Impacts are considered of moderate significance and negative .	A combination of demand management, increased public transport provision and the delivery of new road infrastructure, could lead to the loss of existing biodiversity species and habitats, especially where new roads or public transport infrastructure is delivered through the plan period. Impacts are likely to be negative and of moderate significance.
To provide decent and affordable homes that meet local needs	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.
	x	r	<i>v</i>	XX	<u>v</u>
To improve the health and well- being of the population	Increased congestion and higher traffic volumes could discourage cycling and increase air pollution, which affects walkers and cyclists. Impacts are considered slightly negative , with worsening situation over the plan period.	Demand Management could reduce car use, and provide incentives to encouraging cycling and walking. Impacts are considered neutral to slightly positive over the plan period	Additional walking and cycling path provision, and new greenways provision, could help encourage a modal shift away from car use towards walking and cycling. Impacts are considered positive of minor to moderate significance.	Highways based improvements could reduce opportunities or funding to improve access via cycling and walking, and could increase traffic volume which may deter many from cycling and walking. Impacts are considered negative of moderate or major significance.	A combination of demand management, increased public transport provision and the delivery of new road infrastructure, could encourage greater walking and cycling, although benefits could be offset by significant road building where this deters residents from using on street cycle path provision. Overall impacts are considered positive and of minor to moderate significance.
	X			v	V
To improve community safety and reduce crime and fear of crime	This approach could lead to increased congestion and a deterioration in road safety over the plan period, as traffic levels increase in line with historic trends. Impacts are considered negative and of minor to moderate significance.	Demand management could help subdue future increases in travel demand, and help moderate private car use over the plan period. No Impacts Identified	Measures to increase travel options (other than private car usage) could help subdue future increases in travel demand and help moderate private car use over the plan period. No Impacts Identified	Improvements to the existing highway network could help remedy existing road capacity/safety issues, and could provide opportunity to improve capacity on the existing network. Overall Impacts are considered positive and of minor to moderate significance, although impacts could reduce over the plan period as increases in demand counters improvements in the road network during the Plan period	A combination of demand management and increased public transport provision together with improvements to the wider road network, could reduce car usage on new and existing residential and local roads and increase capacity on the wider highways network. Impacts would be positive and of moderate significance.

	1	Г	T	1	1
I					
To improve educational achievement and improve the District's skills base	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.
			~~	٧	~~
To promote social inclusion and reduce inequalities associated with deprivation across the District	facilities in the DUA is considered likely to have no impact in terms of tackling deprivation and inequalities.	Demand management measures to influence travel behaviour and improve awareness of transport options are considered likely to have a neutral impact in terms of tackling deprivation and inequalities	Measures to improve accessibility by public transport walking and cycling could significantly improve access to local services and employment for families or individuals without access to a car. Impacts are considered positive or moderate to major significance.	Highways based improvements are more likely to benefit those with access to the car but it could also benefit public transport users and cyclists by reducing congestion on around and within the DUA. Overall impacts are considered positive and of minor significance.	Measures to improve accessibility by public transport walking and cycling coupled with demand management and improvements to the local road network could significantly improve access to local services and employment for families or individuals with and without access to a car. Impacts are considered positive , and of moderate to major significance.
To improve local accessibility to	X	V	~~	V	~~
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.	Impact on transport provision in the DUA. Impacts would worsen over the plan period. Synergistic impacts would be likely where new strategic housing or employment sites are located around the DUA which further	Demand management could help ensure existing infrastructure operates efficiently, to allow existing and new residents to access existing services in Derby City and around the DUA. Impacts are considered positive and of minor significance.	Measures to increase transport choice could help improve access in the DUA to employment, education, and shopping facilities to all residents, including those without access to a car. Impacts are considered positive , of moderate to major magnitude.	Improvements to the highways network could help improve access to local services and facilities for all, but was considered most likely to benefit those with access to a car. Impacts were considered positive , of minor significance.	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure, could help improve access in the DUA to employment, education, and shopping facilities to all residents. Impacts are considered positive , and of major magnitude.
	XX	V	~~	~~	~~
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)	continue to rise over the plan period. This could increase strain on the existing road network, which is already subject to congestion in many parts of the DUA, and could deter walking and cycling as well as negatively impact on bus journey times and reliability. Impacts are considered negative and of moderate to major significance, with	Demand management could help ensure existing infrastructure can cope for longer with increasing demands on transport infrastructure over the Plan period. Impacts are considered positive of moderate significance. Synergistic impacts from additional development could however reduce the ability of infrastructure to cope, where new development exceeds local network capacity.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as public transport, walking or cycling. Impacts are considered positive and of moderate to major significance.	Highways based improvements, such as junction improvements or signalisation could increase the capacity of existing transport routes and services, and could provide new routes which could relieve congestion on existing roads (but may also generate increased traffic flows locally). Impacts are considered positive and of moderate to major significance.	A combination of demand management and increased public transport provision, together with improvements to the wider road network, would free up capacity on the existing highways network and would encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered positive and of moderate to major significance.
	X	?	V	~~	v
To achieve sustainable and stable levels of economic growth and maintain economic competitiveness	volumes and congestion, or provide little opportunity to upgrade the transport network around Derby City. This could frustrate economic investment and growth within the district. Impacts are considered negative and of moderate significance, with impacts becoming more significant over the Plan Period.	Demand management measures such as congestion levies or car parking charges and increased public transport provision, could reduce traffic volumes and congestion and encourage modal shift away from cars. However some measures themselves could deter businesses, due to costs or uncertainty about effectiveness. Impacts are considered uncertain .	Provision of new infrastructure, such as park and ride facilities, increased bus and cycle lane provision etc. could help reduce congestion on the existing highways network. Impacts are considered positive , of minor to moderate significance.	Improvements to the existing local road network could increase the capacity around the DUA, and improve links to the SRN around Derby (A38, A50 and A6 spur). Impact considered positive of moderate to major significance (depending on location).	A combination of demand management and increased public transport provision together with improvements to the wider road network, would free up capacity on the existing highways network which would benefit local businesses, although demand management could involve restricting road usage at some times or charging for parking spaces. Clearly such measures could affect the operation of some businesses. On balance impacts were considered positive , and would have minor to moderate significance.
· · · · · · · · · · · · · · · · · · ·	X	?	V	~~	<i>v</i>
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	over the longer term, or provide little opportunity to upgrade the local transport network, and could frustrate economic investment and growth within the District	Demand management measures could help to moderate traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses, due to costs or perceived restrictions in car use. Impacts are considered uncertain .	Provision of new non-car infrastructure could help to moderate congestion on the existing highways network. Impacts are considered positive , of minor to moderate magnitude.	Improvements to the existing local road network, and new road provision, could help to moderate congestion by increasing the capacity of the local road network. It could also improve access to the strategic road network including the A38 and A42. Impacts are considered positive of moderate to major significance.	New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this, demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be positive and of moderate significance.

	?	?	V	V	~
To enhance the vitality and viability of existing town and village centres	Increased congestion and non-provision of additional parking provision could deter shoppers from travelling to Derby City Centre or local centres such as Sinfin and Mickleover etc. However, it could also encourage greater use of local facilities if congestion (and journey time) to other centres deteriorates. Impacts are considered uncertain .	Demand management measures could discourage people from travelling to Derby City or local centres in the DUA. Reduced congestion could however reduce travel times for car and public transport and make walking and cycling more attractive, improving access to centres. Impacts are considered uncertain .	Measures to increase alternatives to car use could improve access by a variety of means to Derby City and local centres in the DUA. Impacts are considered positive , and of minor significance.	Improvements to the road network and other highways improvements could encourage increased travel into Derby City and existing and proposed district and local centres in the DUA. Impacts are considered positive, of minor significance.	Measures to impro improvements to p network could have this objective. How management could accessing local se measures such as on waiting or delive however impacts a of minor significan
	-	V	V		~
To improve the quality of new development and the existing built environment	No significant impacts identified.	Demand management could make a limited contribution towards improving the quality of new development by reducing the need for the large-scale provision of car parking in new development. Impacts are considered positive and of minor significance	Increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the significant provision of car parking in new development. Impacts are considered positive and of minor significance	No significant impacts identified.	Demand managem car options for trav contribution toward new development the provision of lar new development. positive and of mi
To minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.	No significant imp
	X		v	XX	Х
To promote sustainable forms of construction and sustainable use of natural resources	Minimum intervention could result in increased traffic volumes and hence congestion over the plan period. This could in turn lead to the inefficient use of energy Impacts are considered of minor significance but could worsen over the plan period.	Demand management measures could help offset broader increases in traffic volumes over the plan period. Impacts are considered to be broadly neutral of slight negative significance, worsening over the plan period.	Increasing use of public transport walking and cycling within and around the DUA, could make a limited contribution towards reduced transport based GHG emissions, although some resource use might be required to construct any new public transport infrastructure. Overall, however, impacts are considered positive of minor to moderate significance.	Additional highways based improvements could foster further car based travel, which could increase transport based GHG emissions in the District. Impacts are considered negative and of moderate to major significance.	Additional highway could foster further could increase tran emissions in the Di with demand mana transport improven significantly reduce considered to have effect against this S
	XX		~	XX	Х
To reduce water, light, air and noise pollution	Minimum intervention could lead to increased traffic volume and congestion. This is likely to increase noise and air quality impacts on many routes. Impacts are considered negative of moderate to major significance, and likely to worsen over the plan period.	Demand management could help offset further increases in car travel or reduce the rate of transport growth, and could help to moderate noise and air quality impacts. Impacts are considered neutral to slightly negative worsening over the plan period (based on historic transport growth rates).	A more proactive approach to reducing car use could help to moderate overall car based trips and improve access to and use of cleaner and more efficient transport modes, which could help control noise and air pollution. Impacts are considered positive , and of minor to moderate magnitude.	Highways improvements could lead to increased pollution during construction and operation (although impacts could be largely mitigated through design). It could also increase traffic demands on existing roads, and lead to impacts on existing AQMA on the inner ring road in the City although may offer potential to reduce impacts where new roads alleviate congestion elsewhere. Generally, however impacts would be negative of moderate to major significance.	Highways improved increased pollution operation in respect air quality. However forward in combinat management mease public transport pro- negative and of m significance.
			X	XX	Х
To minimise the irreversible loss of undeveloped (greenfield) land	No significant impacts identified.	No significant impacts identified.	Measures to increase non-car transport provision could include the formalisation of existing greenway routes and development of park and ride facilities. As such this option could lead to some loss of greenfield sites, although the exact extent of losses is uncertain. Overall impacts are likely to be negative and of minor significance.	New road construction could lead to the loss of greenfield sites, although the extent of losses would be based on the scale of new road construction. Impacts are considered negative, permanent and of moderate to major significance.	New road construct delivery of new put such as park and r could lead to the lo although the exten- on the scale of new Losses could be re management meas considered negativ moderate significa

	V
ts to the road network and other provements could encourage avel into Derby City and existing d district and local centres in the ts are considered positive, of icance.	Measures to improve access via improvements to public transport or the road network could have a beneficial effect against this objective. However, demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times etc. Overall however impacts are likely to be positive and of minor significance.
	V
Int impacts identified.	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of large-scale car parking in new development. Impacts are considered positive and of minor significance
Int impacts identified.	No significant impacts identified.
	Х
ghways based improvements further car based travel, which se transport based GHG the District. Impacts are negative and of moderate to cance.	Additional highways based improvements could foster further car based travel, which could increase transport based GHG emissions in the District. However, coupled with demand management and public transport improvements, impacts could be significantly reduced. Overall this option is considered to have a moderate negative effect against this SA objective.
	Х
provements could lead to ollution during construction and though impacts could be largely ough design). It could also fic demands on existing roads, mpacts on existing AQMA on the ad in the City although may offer educe impacts where new roads gestion elsewhere. Generally, bacts would be negative of major significance.	Highways improvements could lead to increased pollution during construction and operation in respect of water, light, noise and air quality. However effects could be reduced if improvements were bought forward in combination with demand management measures and improvements to public transport provision. Impacts would be negative and of minor to moderate significance.
	Х
Instruction could lead to the loss sites, although the extent of be based on the scale of new ction. Impacts are considered armanent and of moderate to cance.	New road construction, together with the delivery of new public transport infrastructure such as park and ride sites and cycle paths could lead to the loss of greenfield sites. although the extent of losses would be based on the scale of new road construction. Losses could be reduced by demand management measures. Impacts are considered negative permanent and of moderate significance.

			X	
			X	X
To manage and reduce flood risk and surface water run-off	No significant impacts identified.	No significant impacts identified.	The provision of some non-car transport infrastructure would increase impermeable hard surfaces (park and ride facilities), or create the need for culverts over existing water courses (walking and or cycling routes). As such this option could alter surface water drainage. Impacts would be negative and of minor significance.	Highways improvements including the construction of new roads, could increase impermeable hard surfaces, need for culv or alter local landform etc. which may alte flood risk locally, although impacts could mitigated through careful design. Impact considered negative of minor to modera significance.
	XX	V	~~	XX
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Minimum intervention would allow transport- based emissions in the District, to continue to increase alongside car usage and congestion. Impacts are considered negative , of moderate to major significance. Impacts would worsen over the Plan period.	Demand management could help facilitate a modal shift away from car use, and reduce the frequency that residents travel. Impacts are considered positive and moderate significance.	Measures to increase alternatives to the car could reduce reliance on car-based transport and increase opportunities for walking cycling and public transport provision. Impacts are considered positive , and of moderate to major significance.	Highways based improvements would encourage continued car usage in the Dis and would lead to increase transport base carbon emissions. Impacts are considere negative and of moderate or major significance.
	-		?	?
To protect and enhance architectural and archeological heritage of the district.	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as park and ride sites could have an impact on listed buildings, conservation areas or other architectural or historical sites of interest. Impacts would be dependent on the location, scale and nature of the measures adopted to reduce car use. Impacts are considered uncertain.	New road provision or highways improvements within the DUA could have negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scal and nature of the scheme. Impacts are considered uncertain .
			~	?
To protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on the District's cultural assets such as historic parks and gardens and historic buildings improving access to facilities. Impacts are positive and of minor significance.	New road provision or highways improvements in the DUA could have a negative impact on the Districts cultural assets, but could also improve access to heritage features. Impacts are considered uncertain.
	Х	V	?	XX
To conserve and enhance the District's landscape and townscape character	Increased transport usage or congestion could have a sustained visual impact on townscape character of many rural fringe areas adjacent to Derby City. Impacts are considered negative of slight or minor significance. Impacts were considered likely to worsen over the plan period.	Demand Management could help reduce the need for new highways provision and could reduce congestion in many parts of the DUA. This in turn could reduce the visual impact of transport on townscapes in the DUA. Impacts are considered minor and positive .	Measures to increase alternatives to car use could reduce congestion in the district and have a positive impact on townscape. Around the DUA impacts could be balanced against landscape impacts associated with new public transport infrastructure provision such as park and ride sites etc. Impacts are considered uncertain .	New road construction could have a mine major negative impact on landscape or townscape character, both during constru and operation.

Reviewed **22 July 2010** by IB, RG, KE, RC, NS. Typed up 23rd July 2010. Amended 24 April 2013.

	X
he crease or culverts ay alter could be npacts are oderate	Highways improvements including the construction of new roads, together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc.; This in turn may alter flood risk locally although effects could be mitigated through careful design. Impacts are considered negative and of minor to moderate significance.
	X
uld he District rt based sidered r	Highways based improvements could encourage continued car usage in the District and would lead to increased transport based carbon emissions. However, set against this demand management and improved public and non-vehicular transport options could reduce overall car reliance. Impacts are likely to be negative and of moderate significance.
	?
l have a eas or npact n, scale are	New road and public transport infrastructure provision or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered uncertain
	5
ve a cural ess to idered	New road provision together with the creation of new walking and cycling routes in the DUA, could provide opportunity to improve connectivity to heritage assets located close to the City. Impacts are positive and of minor significance.
	XX
a minor to e or onstruction	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly. The creation of new public transport infrastructure could also have a negative impact on local landscape (as such sites are likely to be on greenfield locations on the edge of the City). Overall Impacts are likely to be negative and of moderate to major significance.

Housing Sub-Options: South Derbyshire Strategic Sites: Swadlincote Directions for Growth

Issue 8 – Sub Options For Directions of Growth in Swadlincote

Local Plan Approaches:

Swadlincote Housing Sub Option 1: Extensions to the west and south west of Swadlincote

Swadlincote Housing Sub Option 2: Extensions to the east of Swadlincote

Swadlincote Housing Sub Option 3: Extensions to the south of Swadlincote

Swadlincote Housing Sub Option 4: A combination of locations

Summary of initial appraisal work:

See commentary at end of this schedule

SA Objective	Option 1	Option 2	Option 3	
	Extensions to the west and south west	Extensions to the east of Swadlincote	Extensions to the south of Swadlincote	
	X	×	×	X
	Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although there are a number of County Wildlife Sites within 500m of identified potential development locations. Previous ecological assessments and surveys undertaken	Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although the site to the north of the A511 is partially designated as a County Wildlife Site (SD026 Woodville Disused Railway) There are a number of other CWS within 500m of identified potential sites.	Land identified as suitable for development in this area is made up from agricultural land (the site located north of Gresley Wood) and Disturbed areas of industrial activity and minerals extraction. There are no statutory wildlife sites in this area	Sites id use alth previou based potentia habitat
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	 Previous ecological assessments and surveys undertakent locally identify the following: Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats Hedgerow and scrub which could support nesting birds Evidence of Barn Owl and Wren Locally Evidence of Badger Habitat with potential to support GCN and other amphibians locally There are no identified features of geological importance in this area Development in this area is likely to have a moderate negative impact on biodiversity in the short term. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation. 	 Based on a desk based assessment and GIS data and historic habitat survey in this area indicates that sites could provide: Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats Hedgerow and scrub which could support nesting birds Habitat with potential to support Badger Historic recordings of Water Vole around Short Hazels There are no identified features of geological importance in this area Development in this area is likely to have a moderate negative impact on biodiversity in the short term. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.	 Based on existing GIS and previously undertaken ecology survey work in and around the promoted sites there is: Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally. Hedgerow and scrub which could support nesting birds Habitat with potential to support badger around the site to the north of Gresley Wood. Historic recordings of Water Vole on the Hooborough Brook Evidence of GCN within 500m of the regeneration site There are no identified features of geological importance in this area Development in this area is likely to have a moderate negative impact on biodiversity in the short term. Impacts would be positive in the long term although could be reduced 	Habitats Howevery sites. 1 potentia sites, at the abit especia site. There a this are Develo negativ would b over tim
			over time with careful site design and mitigation.	~~
to provide decent and affordable homes that meet local needs	The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of moderate to major significance.	The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of moderate to major significance.	The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be positive long term and of moderate to major significance.	The pro would h needs a market locally. of mod

Option 4
A combination of locations
es identified are predominantly greenfield and in agricultural e although a number of sites are brownfield having eviously been used for minerals or industrial uses. However sed on existing information all site identified have some tential to support protected and notable species and bitats.
wever no sites would have an impact on statutory wildlife es. Two of the locations identified around Swadlincote as tential housing sites are designated as non statutory wildlife es, although these designations do not necessarily preclude e ability of sites to accommodate some development, pecially where they only make up part of the wider identified e.
ere are no identified features of geological importance in s area
evelopment in this area is likely to have a moderate gative impact on biodiversity in the short term . Impacts uld be positive in the long term although could be reduced er time with careful site design and mitigation.
V
e provision of significant new housing around Swadlincote uld help ensure that existing demand and future housing eds are met. The large-scale sites would help deliver both arket and affordable housing and increase housing choice ally. Impacts are considered to be positive long term and moderate to major significance.

	V	V	v	V
to improve the health and well-being of the population	The provision of new housing will help meet existing needs and future housing demand around Castle Gresley and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of significant Green Infrastructure associated with the National Forest (Gresley Wood, Coton Park and Foxley Wood) and offer opportunities to further enhance local GI assets and connectivity.	The provision of new housing will help meet existing needs and future housing demand around Woodville and Midway and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity.	The provision of new housing will help meet existing needs and future housing demand around Church Gresley and Woodville and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity.	The p and fu area a new h benefi assoc furthe Signifi
	Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance	Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance	Significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance	close negati consid mode
	<u> </u>	V	V	V
to improve community safety and reduce crime and fear of crime	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be positive , and of minor significance.	Contri delive of acc provis Howe does r reduce positi
	?	?	?	?
to improve educational achievement and improve the District's skills base	The impacts from new development are likely to be dependent on the exact location of new development, its phasing and its impact in combination with other development locally. It is likely that existing local schools could serve some new development in Castle/Church Gresley although secondary schools tend to be located centrally or in the northern parts of the wider Swadlincote area. There is capacity across Swadlincote schools for secondary pupils, although there is no capacity at some local primary schools. Impacts are uncertain .	New development could lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the location and scale of new development, its phasing and its impact in combination with other development locally. There is adequate capacity to accommodate some growth within the normal area secondary school, although the development of some of the sites (or more than 1 site) in this area could generate a need for a new primary school. No identified sites exist for such a school and it is unclear how this could be funded. There may be potential to accommodate primary age pupils from lower levels of growth by extending existing local schools outside of Woodville. Impacts are uncertain	New development would require the delivery of new or expanded schools provision. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is likely that secondary school pupils could be met at the normal area school, although there is no capacity at some primary schools within the normal area of sites. Impacts are uncertain .	New d expan develd combi new d schoo accom likely t
	V	V	v	~
to promote social inclusion and reduce inequalities associated with deprivation across the District	The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered positive and of minor significance.	The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered positive and of minor significance.	The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered positive and of minor significance.	The S compa develo comm levels develo depriv social consid
	<u>v</u>	<u>v</u>	v	r
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.	 New development in this location will be close to: Primary Schools - Castle Gresley infant School; Pennine Way Junior School; Linton Primary; St Georges C of E Primary; Church Gresley Infant and Nursery; Stanton Primary Secondary School Pingle Major Food Store – Sainsburys, Morrisons Hospital - Queens Hospital (out of district – Burton) Doctors Surgery – Gresley Dale Health Centre; Pharmacy – Dean and Smedley Glamorgan Way Employment - George Holmes Way, Tetron Point Public Open Space – Arthur Street Recreation Ground; Mount Pleasant Recreation Ground; Station Street Recreation Ground Public Transport 4, 19, 21. (All twice hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving On balance Impacts are likely to be positive and of minor to moderate significance. 	 New development in this location will be close to: Primary Schools – Woodville Infant School; Woodville C of E Junior School; Eureka Primary; Belmont Primary; Springfield Junior; Church Gresley Infant and Nursery; Secondary School- Granville Community College Major Food Store – Sainsburys, Morrisons Hospital - Queens Hospital (out of district – Burton) Doctors Surgery – Woodville Surgery Pharmacy – Dean And Smedley High Street Employment - George Holmes Way, Tetron Point; Pool Street, Woodville Woodlands (North West Leics) Public Open Space – Eureka Park; Maurice Lea Memorial Park Public Transport 9, 61 (twice hourly or less) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to ramedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future. On balance Impacts are likely to be positive and of minor to moderate significance 	 New development in this location will be close to: Primary Schools – Church Gresley Nursery and Infant school; Pennine Way Junior; St Georges C of E Primary; Belmont Primary; St Edwards Catcholic Primary Secondary School- Granville Community College, Pingle School Major Food Store – Sainsburys, Morrisons Hospital - Queens Hospital (out of district – Burton) Doctors Surgery – Woodside Surgery Pharmacy – Manor Pharmacy Market Street Employment - George Holmes Way, Tetron Point; Public Open Space – Eureka Park; Maurice Lea Memorial Park Public Transport 4, 21. (twice hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents. On balance Impacts are likely to be positive and of minor to moderate significance 	New d - Pr sc - Se arr W - Ma - Hc - Dc the - Pr Bu - Pt Pa - Pt se New d facilitie capac burder and ac in any infrast develo contrit choice On ba mode

e provision of new housing will help meet existing needs d future housing demand around the wider Swadlincote a and could support the provision and therefore access to w health facilities. New development in this area would nefit to the close proximity of Green Infrastructure sociated with the National Forest and offer opportunities to ther enhance local GI assets and connectivity.

Inificant growth could also lead to the loss of countryside se to the existing boundary, which may be viewed gatively by some local residents. Overall impacts are isidered **positive** and **long term** and would be of **minor** to **iderate** significance

ntributions from new housing developments could help liver infrastructure improvements, which could reduce risk accidents (i.e. highways capacity/safety enhancements or ovision of cycle lanes etc. associated with development). wever care would need to be taken that new development es not create opportunities for antisocial behaviour or fuce community safety. Overall impacts are likely to be sitive, and of minor significance.

w development would require the delivery of new or panded schools provision. The exact impacts from new velopment are likely to be dependent on the scale of new velopment, its phasing and location and its impact in mbination with other development. It is likely that some w development could be accommodated by existing nools although further provision will be required to commodate the level of proposed growth. Impacts are ally to be uncertain.

e Swadlincote area suffers high levels of deprivation mpared to elsewhere in South Derbyshire. New velopment could lead to changes in deprivation levels as nmunities expand although it is unlikely that this would alter els of deprivation within the existing community. New velopment could also improve opportunities to tackle privation through the delivery of new homes (including cial housing) and social infrastructure locally. Impacts are isidered **positive** and of **minor** significance.

w development in this location will be close to: Primary Schools – There are 12 Infant/ junior/ primary schools across the town

- Secondary School- There are 3 Secondary Schools in this area; the Pingle School, Granville Community College and William Allitt School
- Major Food Store Sainsburys, Morrisons
- Hospital Queens Hospital (out of district Burton)
- Doctors Surgery There are seven doctors surgery across the Swadlincote Area
- Pharmacy There are 8 pharmacies in Swadlincote including 4 in Swadlincote Town Centre.
- Employment George Holmes Way, Tetron Point; Bretby Business Park, Pool Street, Woodville Woodlands
- Public Open Space Eureka Park; Maurice Lea Memorial Park, Newhall Park, Swadlincote Woodlands
- Public Transport. There are seven hourly or better bus services (8, 21, 61, 4, 9, 9a, 19).

w development will benefit from existing infrastructure and silities. However many local facilities are at or close to pacity and new development could place an additional rden on infrastructure which may impact on service delivery d accessibility locally. Generally however new development any location would be expected to remedy any rastructure or service capacity constraints and as such new velopment would be expected to make a positive ntribution towards local infrastructure provision improving pice and accessibility for the existing and future residents. b abance impacts are likely to be **positive** and of **minor** to **oderate** significance

	V	X	~~	?
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)	Castle Gresley is generally well served by existing infrastructure and public transport. It is less well located in respect of secondary school provision (3km) and Swadlincote Town centre (2.5km) than some parts of the wider urban area although bus services 4 and 21 provide frequent services to Swadlincote Town centre. This area has good access to existing green infrastructure. In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment. Overall it is considered that this broad area performs positively against this SA objective. Impacts are likely to be of minor to moderate significance.	Woodville is generally well served by existing infrastructure and public transport. Sites in this location are well related to existing schools (which have capacity to accommodate additional pupils). Employment areas and the town centre are all located within 2km. However, Clock Island is subject to peak hour congestion and new development in this area could exacerbate congestion on the A511 and A514 in Woodville. This area has good access to existing green infrastructure. There are many PROW around Goseley Dale, Short Hazel and Hartshorne. In respect of wastewater Stanton and Milton Treatment Works would serve new development in this broad area. There is limited capacity to accommodate new development presently at Stanton and Milton is already operating above its consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment. Overall it is considered that this broad area performs negatively against this SA objective. Impacts are likely to be of minor to moderate significance.	Church Gresley is generally well served by existing infrastructure and public transport and is well related to Swadlincote town centre. It is perhaps less well located in respect of secondary school provision than some parts of the wider urban area although Granville and Pingle are within walking distance of most sites The provision of a new regeneration route within an area identified as in need of regeneration could help reduce congestion in nearby Woodville on the A511 and A514. This area has good access to existing green infrastructure. In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment. Overall it is considered that the development in this broad area could have a moderate to major positive impact as it could facilitate highways capacity improvements around Clock Island, improve congestion on existing local roads as well as create opportunities for the provision of new cycleways and green infrastructure.	Swac and p town busin is loc hour exace devel impro Swac inclue Fores In res would limite at Sta capar devel devel overa devel
	V	~~	Y	~
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders. However residential development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land. Impacts are likely to be positive , of minor to moderate significance and long term , duration of the plan).	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain who in turn provide services to homebuilders Impacts are likely to be positive , of moderate to major significance and long term (over the life of the plan)	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders. However development in some parts of this area could take place on existing land identified for employment uses and as such could lead to the notional loss of employment land. Impacts are likely to be positive , of minor to moderate significance and long term ,	The a will he builde provid Impa and le
	V	v	v	~
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	There are high levels of unemployment in Church Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. However development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land, although such losses may be able to be made up through the identification of alternative sites locally. Impacts are likely to be positive and, of minor significance.	There are high levels of unemployment in Woodville. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. Impacts are likely to be positive and of minor significance.	There are high levels of unemployment in Castle Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers. However development on some sites could lead to the loss of employment land, although such losses may be able to be made up through the identification of alternative sites elsewhere locally Impacts are likely to be positive and of minor significance.	There influx worki turn h aggre incon would Deve on ex could such identi likely
	<u> </u>	<u> </u>	<u> </u>	~~
to enhance the vitality and viability of existing town and village centres	New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be positive and of moderate to major significance.	New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Growth could also help sustain nearby Woodville Local Centre Given the scale of growth proposed over the plan period impacts are likely to be positive and of moderate to major significance.	New development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be positive and of moderate to major significance.	New o which scale likely
	?	?	~~	?
to improve the quality of new development and the existing built environment	It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are uncertain	It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented. There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are uncertain	Development in the largest site in this area could contribute towards the regeneration of a large underused and poorly restored site that has been earmarked as in need of regeneration by the council. It could also present opportunities to significantly improve existing areas on the fringes of the site and the wider townscape especially around Clock Island which is one of the main gateways to the town. Overall impacts are considered positive of moderate to major magnitude and long term .	It is u and v enviro of any There of arc unce

vadincote is generally well served by existing infrastructure d public transport. There are 15 schools located within the wn including 3 secondary schools. There are a number of siness parks and industrial estates and the towns retail core located centrally. However, Clock Island is subject to peak ur congestion and new development in this area could acerbate congestion on the A511 in Woodville, but velopment in some locations could facilitate capacity provements to locally congested routes. vadlincote has good access to existing green infrastructure
duding PROW as a result of its location in the National rest.
respect of wastewater Stanton and Milton Treatment Works uld serve new development within the town. There is lited capacity to accommodate new development presently Stanton and Milton is already operating above its consented pacity although STW advise that there is potential for grades to both facilities to accommodate further velopment in the catchment.
rerall it is considered that impacts would be uncertain and pendent on the combination of sites pursued through the uncils preferred growth option
e allocation and construction of new strategic housing sites I help create jobs for national, regional and local house ilders and will support the local supply chain who in turn ovide services to homebuilders.
pacts are considered positive of moderate significance d long term (over the life of the plan)
ere are high levels of deprivation across Swadlincote. An lux of new people into this area could help bring new rking age people and their families into the area who can in n help support the local economy. It could also help reduce gregate unemployment rates locally and increase average comes across this area although it is unclear whether this huld help tackle deprivation in the existing communities.
evelopment in some parts of Swadlincote could take place existing land identified for employment uses and as such uld lead to the notional loss of employment land, although ch losses may be able to be made up through the entification of alternative sites elsewhere locally Impacts are ely to be positive and of minor significance.
V
w development could help support Swadlincote town centre ich has a current vacancy rate of around 12%. Given the ale of growth proposed over the plan period impacts are ely to be positive and of moderate to major significance.
s unclear whether new development will enhance the vitality d viability of surrounding development and the built vironment as this will be dependent on the detailed design any new scheme and how it is implemented.
ere are no conservation areas, world heritage sites or areas architectural importance located in this area. Impacts are certain

	T			
to minimise waste and increase the reuse and recycling of waste materials	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New re generat operat specific contar respec
	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	Howey by cor reside waste waste compo
	?	?	?	?
	New development in this area will require the use of locally won sand and gravel.	New development in this area will require the use of locally won sand and gravel.	New development in this area will require the use of locally won sand and gravel.	New d won s
to promote sustainable forms of construction and sustainable use of natural resources	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The in will ho built o compo
	Overall impacts are considered uncertain	Overall impacts are considered uncertain	Overall impacts are considered uncertain	Overa
	X	x	x	x
to reduce water, light, air and noise pollution	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is likely that impacts from new development in the Castle Gresley area would be negative and of minor significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although it is noted that air quality monitoring has historically been undertaken around Clock Island although this area is not an AQMA. Development in the Woodville Area would be negative and of minor to moderate significance.	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although it is noted that air quality monitoring has historically been undertaken around Clock Island although this area is not an AQMA. In addition much of the land in the regeneration area (the largest site in the broad area) is known to be contaminated (although it is not known whether contaminants are affecting water quality in local watercourses) and regeneration may provide opportunity to remediate the site. Overall however it is considered that new development in the Woodville Area would be negative and of minor to moderate significance.	Gener on the of nois of these of new There close : respect althou been to Overa impac
	XX	XX	X	XX
to minimise the irreversible loss of undeveloped (greenfield) land	Sites in this area are all greenfield. New housing development in this area would all lead to greenfield losses, although there is no current data on agricultural grade of sites. Impacts would be negative of major significance and permanent	Sites in this area are all greenfield. New housing development in this area would all lead to greenfield losses, although there is no current data on agricultural grade of sites. Impacts would be negative of major significance and permanent	The site within the Woodville Regeneration Area is partly brownfield with the remainder being poorly restored and currently unsuitable for agricultural use. The remainder of the sites in this area are greenfield. As such it is likely that there would be some loss of greenfield sites in this area but there may be opportunity to develop, at least partly, on brownfield sites. Impacts of developing in this area is likely to be negative and of moderate significance. Greenfield losses would be permanent .	Sites i develo althou Impac perma
to manage and reduce flood risk and surface water run-off	There are no areas at fluvial flood risk in this area (although an area to the immediate north of the site south of Cadley Hill is at flood risk). Given existing requirements to retain surface runoff to greenfield rates and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. No impacts identified	There are no areas at fluvial flood risk in this area (although one area between Sandcliffe Road and Broomy Furlong may be subject to a limited area of flood risk on its north eastern boundary). Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere. No impacts identified	There are no areas of flood risk identified in this area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation new development is unlikely to increase flood risk elsewhere No impacts identified	There areas requir ensure SUDS flood r

w residential development would on aggregate lead to the neration of additional waste during site construction and eration although this is unlikely to be directly affected by ecific site location unless there are specific remediation or ntamination issues on site. No impacts are identified in spect of this area

wever, individual site performance is likely to be informed construction practices, and the behaviour of future sidents and the capacity of local waste sites to process ste. However the careful design of sites could help reduce ste generated on site and promote recycling and mposting of waste.

w development in this area will require the use of locally n sand and gravel.

e implementation of sustainable construction techniques I however be dependent on how sites are designed and ilt out and as such their performance against this mponent of the SA objective is uncertain.

erall impacts are considered uncertain

enerally new development is likely to have a negative impact the natural environment and would lead to increased levels noise, light, air and water pollution although the significance these can be largely controlled through the detailed design new development.

ere is no evidence of specific issues or impacts on areas se Swadlincote in respect of noise, light or water quality. In spect of air quality there are no AQMAs in Swadlincote hough it is noted that air quality monitoring has historically en undertaken around Clock Island.

erall development across this area would have a negative pact of minor or moderate significance.

X

es in this area are all greenfield. New housing velopment in this area would all lead to greenfield losses, hough there is no current data on agricultural grade of sites.

pacts would be **negative** of **major** significance and **rmanent**

ere are generally no areas at flood risk in the three broad as around the wider Swadlincote Area. Given existing juirements to retain surface runoff to greenfield rates, sure easements next to drainage channels and proposed IDS legislation new development is unlikely to increase od risk elsewhere

impacts identified

	X	X	X	X
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development on the south western edge of Swadlincote could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance.	New development in this location could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance	New development in this location could reduce the need to travel long distances to access employment and local services. It would be built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change associated with flooding. As such whilst the development of new homes would, on aggregate have a negative impact against this objective, it is likely that new development would perform better than existing housing stock and given the near urban location would allow people opportunity to adopt lower carbon lifestyles than many rural areas in the district. Overall impacts are considered negative , of minor to moderate significance	New of travel service SuDS climat devel negat devel and g oppor areas of min
			?	?
to protect and enhance architectural and archeological heritage of the district.	No architectural or archaeological features have been identified in this broad area. As such no significant impacts are likely to arise as a result of new housing development in this location.	Generally development in this broad area would not have any impact on identified architectural and archaeological features. It is noted, however that a small site around Hartshorne could have an impact on the setting of a number of listed buildings locally. However this site is modest in scale and is not identified as a strategic site. (it will be considered in a later DPD). As such no significant impacts are likely to arise as a result of new housing development in this location.	Generally development in this broad area would not have any impact on identified architectural and archaeological features. However, in respect of the Woodville regeneration area there are a number of listed buildings. It is considered that new development may impact on the setting of these listed buildings; however it may also provide opportunity to secure the future of a number of at risk buildings including the TG Greens factory. Impacts are uncertain	There regen could
			?	
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	No architectural or archaeological features have been identified in this broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. As such no significant impacts are likely to arise as a result of new housing development in this location.	No architectural or archaeological features have been identified in this broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. As such no significant impacts are likely to arise as a result of new housing development in this location.	The redevelopment of the TG Green factory could provide opportunity to secure the future of this building, and depending on its final use may present opportunities to open the site up for public enjoyment and interpretation. Impacts are considered uncertain	Gener be sig within gener could develo Overa result
to conserve and enhance the District's landscape and townscape character	XX	XX	?	XX
	New development around the Castle Gresley and Cadley Hill area could lead to the loss of countryside on the south western edge of Swadlincote. The loss of this landscape would be notable in this area due to local landform and the prominence of many of the sites. Impacts are considered negative , of moderate to major significance.	New development around the Woodville area could lead to the loss of countryside on the south western edge of Swadlincote. The landscape would be notable in this area due to local landform and the prominence of many of the sites in this area. Particularly from the north around Short Hazel Farm and from the A514 beyond Hartshorne. Impacts are considered negative , of moderate to major significance.	New development around the Church Gresley area could lead to the loss of countryside on the southern edge of Swadlincote. The loss of this landscape would be notable in this area although existing landscaping, largely associated with National Forest Planting could provide some opportunities ameliorating impacts. In respect of townscape impacts the reuse of the regeneration area in Woodville could provide opportunities to secure improvements to the public realm in the vicinity of the site. Overall impacts are considered uncertain.	Gener have a may b areas Reger develo negati greent signific

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Amended 24 April 2013.

we development in this location could reduce the need to invel long distances to access employment and local rvices. It would be built to conform to current efficiency rgets and most likely the requirements of the proposed uDS legislation which reduce and manage the impacts of mate change associated with flooding. As such whilst the velopment of new homes would, on aggregate have a gative impact against this objective, it is likely that new velopment would perform better than existing housing stock id given the near urban location would allow people portunity to adopt lower carbon lifestyles than many rural eas in the district. Overall impacts are considered **negative**, **minor** to **moderate** significance

ere are a number of listed buildings located in the Woodville generation area, and it is unclear whether development uld have a positive or negative impact on this site.

enerally, there are no cultural or heritage features likely to significantly affected by new housing development sites thin the wider Swadlincote Area. The one exception to this meral position is the TG green Factory in Woodville which uld potentially be secured for the future through velopment.

erall, however, **no significant impacts** are likely as a sult of new housing development.

X

enerally greenfield losses on the edge of Swadlincote would ve a negative impact on landscape character although there ay be opportunities to improve townscape character in some eas in the southern part of the town (around Woodville generation area). On balance however it is considered that veloping additional homes in Swadlincote would perform gatively against this SA objective, with impacts across most enfield sites being **negative** and f **moderate** to **major** unificance.

Housing Sub-Options: South Derbyshire Strategic Sites: Rural Villages

Issue 9 – Sub Options For Directions of Growth Rural Villages

Local Plan Approaches:

Rural Housing Sub Option 1: The North West – Hilton Area

- Promote new development in villages around the north west of the District (Hilton, Etwall and Hatton)

Rural Housing Sub Option 2: The Central Area – Repton Area

- Promote new development in villages around the central part of the District (Repton, Willington and Findern and to the north of Winshill)

Rural Housing Housing Sub Option 3: The North East – Melbourne / Aston Area

- Promote new development in villages around the central part of the District (Melbourne, Aston and Shardlow)

Rural Housing Housing Sub Option 4: Southern Villages – Overseal Area

- Promote new development in villages in the southern part of the District (Around Overseal, Netherseal, Linton and Rosliston and Stanton)

Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3	
	Hilton Area	Repton Area	Melbourne/Aston Area	
	X	X	X	XX
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	 Land in this area is largely in agricultural use, although one site is previously developed. There is one statutory wildlife site in this area; Hilton Gravel Pits. This is separated from identified potential housing sites in Hilton by the A50 (T) and is currently classified as being in an unfavourable recovering condition. New development is unlikely to significantly affect this site due to its location (i.e. the other side of the A50). There are two county wildlife sites which could be affected by new development in Hilton, (Etwall Railway Pond and Egginton Junction Gravel Pit). Previous ecological assessments and surveys undertaken locally identify the following: Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats Hedgerow and scrub which could support nesting birds Evidence of Badger locally Habitat with potential to support GCN, Otter and Water Vole Locally important populations of Black poplar in Hilton and Hatton There are no identified features of geological importance in this area Development in this area is likely to have a moderate negative impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced. 	 Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area. Development around Milton and Winshill areas could impact on non statutory Wildlife sites (Dale Brook Meadow and Milton Carr) which are located adjacent or close to proposed housing sites A desk based assessment and review of GIS data for the sites indicates that there is: Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats Hedgerow and scrub which could support nesting birds Habitat with potential to support Badger Habitat with the potential to support (and records) of GCN locally. There are no identified features of geological importance in this area Development in this area is likely to have a moderate negative impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced. 	 Land identified as suitable for development in this area is made up from agricultural land. There are no statutory wildlife sites in this area Based on a desk based assessment and previously undertaken ecology survey work in and around this area there is: Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally. Hedgerow and scrub which could support nesting birds Habitat with potential to support badger, GCN, Otter (mainly Shardlow) and Water Vole (Trent Mersey Canal) There are no identified features of geological importance in this area the closest being located at Elvaston Castle and Sinfin Moor. Development in this area is likely to have a moderate negative impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced. 	Sites in use. If have s and ha There Mease Scient curren particu enrichi the poi increat toward no loca sites. Previo locally - - - - - There and Na adjace Given protec unfavo could of that de effect 4
	<i>VV</i>	<i>VV</i>	<i>VV</i>	11
to provide decent and affordable homes that meet local needs	The provision of significant new housing around the north western part of the district could help secure new development in this location and widen housing choice locally including in settlements which have seen limited housing growth in recent years (Hatton, Scropton). It could also help meet affordable housing need in Hilton and across other villages in the northwest parishes. Impacts are considered to be positive , long term and of major significance.	The provision of significant new housing on the edge of Repton, Willington and the northern edge of Winshill could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be positive , long term and of major significance.	The provision of significant new housing around Aston, Shardlow and Melbourne could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be positive, long term and of major significance.	The provide the provided the pr

Option 4 Southern Villages Area

X

es identified are predominantly greenfield and in agricultural e. However based on existing information all site identified re some potential to support protected and notable species d habitats.

ere is one statutory wildlife site within this area. The River ase Special Area of Conservation and Site of Special entific Interest is located to the south of Netherseal. Its rent condition is classed as unfavourable and suffers in ticular from poor water quality associated with nutrient ichment. New development in this part of the district has potential to significantly affect water quality where reased development directly or indirectly contributes ards increased levels of nutrients in the river. There are local wildlife sites within or adjacent to proposed housing 95.

evious ecological assessments and surveys undertaken ally identify the following:

- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats
- Hedgerow and scrub which could support nesting birds
 Evidence of Badger locally
- Habitat with potential to support GCN and Otter and Water Vole

ere are features of geological importance located at Linton d Netherseal, although no SHLAA sites are immediately acent to any identified rigs.

en that impacts could affect water quality in a statutorily tected site (The Mease SAC which is already in an avourable condition) and impacts on protected species ild occur as a result of water quality deterioration it is likely t development in this location could have **major negative** ect on local habitat and species. Impacts would be short to g term.

e provision of significant new housing in the southern parish ages could help increase housing choice for local munities. It is expected that large-scale sites could help ver both market and affordable housing. Development Id also contribute towards district wide housing uirements. Impacts are considered to be **positive**, **long m** and of **major significance**.

	v	V	V	2
to improve the health and well-being of the population	The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area, therefore offering greater protection to existing and future residents from the impacts of flood risk. Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance.	The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance	The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area. Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered positive and long term and would be of minor to moderate significance	The p and fu this lo impro Signif to the by so posit signifi
				~
to improve community safety and reduce crime and fear of crime	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered positive , and of minor significance.	Contr delive of acc widen etc. a to be oppor safety mino
	?	?	?	?
to improve educational achievement and improve the District's skills base	New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is unlikely that existing local schools could serve new development given the lack of capacity at Hilton Primary and John Port Secondary School. It is unclear whether these facilities are capable of expansion, or whether new development could generate sufficient funds for new schools should these be needed. Impacts are uncertain .	New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. There is a lack of capacity sufficient to accommodate major growth in the northern part of the district and within Derby City. There may be potential to accommodate some additional pupils from the Winshill sites at schools in East Staffs although this is uncertain. Impacts are uncertain .	New development could provide opportunity for the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally including those already benefiting from planning permission. It is unlikely that existing local schools could serve new development given the lack of capacity at Chellaston school, although presently there is some capacity at Noel Baker and Merrill College. It is unclear whether these facilities are capable of expansion. Impacts are uncertain .	New of new e from n of new with o Swadl permis accom the pro accom althou
	v	V	V	~
to promote social inclusion and reduce inequalities associated with deprivation across the District	This area suffers relatively high levels of deprivation especially around Hatton and the smaller rural villages. However Hilton itself is one of the least deprived parts of the District. New development could improve opportunities to tackle deprivation through the delivery of new homes especially where it is targeted in settlements outside of Hilton including through the provision of social housing and social infrastructure locally. Impacts are considered positive and of minor to moderate significance.	This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could nonetheless provide opportunities to tackle isolated pockets of deprivation in the northern part of this area through the delivery of new homes (including social housing) and social infrastructure. Impacts are considered positive and of minor to moderate significance.	This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could improve opportunities to tackle deprivation where small pockets occur through the delivery of new homes including social housing and social infrastructure locally. Impacts are considered positive and of minor significance.	This a New d depriv social consid
	V	V	V	~
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.	 New development in this location will be close to: Primary Schools – Hilton Primary, Heathfields Primary, Etwall Primary Secondary John Port Major Food Store – Sainsburys Burton, Tesco Mickleover, Coop (Hatton), Tesco Express (Hilton). Medium size supermarket consented in Hilton Hospital - Queens Hospital (out of district – Burton) Doctors Surgery – Wellbrook Medical Centre (Hilton), Dove River Practice (Tutbury) Pharmacy – Etwall (x2), Etwall, Hatton, Tutbury Employment - Dove Valley Park, Nestle, Hilton Business Park, Wood Yard Lane. Sports Provision: Scropton Road Sports Ground Hatton, Hilton Recreation Ground; King George 5 Playing Fields, (Etwall). Etwall Leisure Centre Public Transport X50, V1, V2, 1 (hourly),), limited train services Hatton and Tutbury New development will benefit from existing infrastructure and facilities. However many local facilities, including schools provision is at or close to capacity (John Port and Hilton Primary) and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. However, new development would be expected to make a positive contribution towards local infrastructure provision (if and where this is possible) improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes. 	 New development in this location will be close to: Primary Schools – Repton Primary, Newton Solney Cof E Infant, Willington Primary, Findern Primary Secondary School- John Port Major Food Store – Sainsburys, Morrisons Swadlincote), Sainsburys Burton. Hospital - Queens Hospital (out of district – Burton) Royal Derby Hospital Doctors Surgery – Willington, Winshill, Sinfin. Pharmacy – Willington, Winshill, Burton Employment - Toyota Blacksmith Lane Recreation Ground (Newton Solney), Broomhills Lane Playing Field, Repton Recreation Ground; Willington Play Area Public Transport 61, V3, (hourly), limited train services from Willington New development will benefit from existing infrastructure and facilities. However many local facilities including secondary school places and health provision in Willington are currently at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance. 	 New development in this location will be close to: Primary Schools – Aston on Trent Primary, Shardlow Primary, Weston on Trent (CofE) Primary, Melbourne Infant, Melbourne Junior Secondary School- Chellaston, Acadamy, Noel Baker, Sinfin Community Major Food Store – Sainsburys, Asda, both Spondon), Budgens Melbourne, Asda, Tesco Long Eaton Hospital –Royal Derby) Doctors Surgery – Aston (part time) Shardlow, Melbourne, Chellaston Pharmacy – Melbourne, Chellaston, Castle Donington Employment - Willow Farm (Castle Donington), Derby City Melbourne Leisure Centre, Cockshut Lane Recreation Ground, Melbourne Play Area; Shardlow Road Recreation Ground (Aston), Shardlow Recreation ground. Public Transport 61, 73, Sky (all hourly) New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally (secondary school provision in Chellaston). Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes. 	New d - Pr Ne - Se W - Ma - Dc - Dc - Pr - Er - Bu - Ov Gr Re - Pu New d facilitie this lo Howe permis new d remed as suc positiv improv reside positi

provision of new housing will help meet existing needs future housing demand in this area. New development in location could offer opportunities to secure new, or prove existing green infrastructure and open spaces locally

nificant growth could lead to the loss of countryside close he existing village edges, which may be viewed negatively some local residents. Overall impacts are considered sitive and long term and would be of minor to moderate nificance

ntributions from new housing developments could help iver infrastructure improvements, which could reduce risk accidents (i.e. highways capacity/safety enhancements, ening of existing country lanes or provision of cycle lanes associated with development). However care would need be taken that new development does not create portunities for antisocial behaviour or reduce community ety. Overall impacts are considered **positive**, and of nor significance.

w development could provide opportunity for the delivery of v education facilities (such as schools). The exact impacts n new development are likely to be dependent on the scale new development, its phasing and its impact in combination n other development locally (including development in adlincote) including those already benefiting from planning mission. It is unclear whether local primary schools could commodate large-scale growth without further expansion or provision of new facilities. There may be potential to commodate some additional pupils at schools in East Staffs ough this unclear. Impacts are uncertain.

s area suffers from relatively high levels of deprivation. w development could improve opportunities to tackle privation through the delivery of new homes (including sial housing) and social infrastructure locally. Impacts are sidered **positive** and of **moderate** significance.

w development in this location will be close to: Primary Schools – Overseal Primary, Linton Primary,

- Netherseal St Peters' Cof E Primary,
- Secondary School- Secondary Schools in this area include William Allitt School, Pingle School,
- Major Food Store Sainsburys, Morrisons Swadlincote. Hospital - Queens Hospital (out of district – Burton)
- Doctors Surgery Overseal, Swadlincote
- Pharmacy Swadlincote. Employment George Holmes Way, Tetron Point; Bretby Business Park, (Swadlincote)
- Overseal, Recreation Ground; Netherseal Recreation
- Ground, Linton Recreation Ground; Coton in the Elms Recreation Ground; Rosliston Play Area.
- Public Transport. 8, 9a, 19. (all hourly)

w development will benefit from existing infrastructure and ilities where these exist. However many facilities serving location are based in Swadlincote or Burton On Trent. wever additional services could be provided through the mission for more than 2,200 homes at Drakelow. Generally v development in any location would be expected to nedy any infrastructure or service capacity constraints and such new development would be expected to make a sitive contribution towards local infrastructure provision proving choice and accessibility for the existing and future idents of the area. On balance impacts are considered sitive and of minor to moderate significance.

	X	X	X	XX
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)	Hilton, Hatton and the wider area has limited public transport provision including a number of hourly bus services, and an intermittent train service. There are also a number of cycle routes and public rights of way including the Mickleover greenway, which connects Etwall and Hilton. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision (from Hilton and Hatton villages), supermarkets, and doctors surgery (Etwall and Hatton). In respect of waste water there is significant capacity to accommodate new development at existing Waste Water Treatments Works at Clay Mills (Burton) and Etwall Treatment works, although there may be a need to improve water supply infrastructure in this area. It is understood that significant growth around Hatton could requirement improvements to the local electricity distribution network. There would be a need to travel to access many core services due to a lack of provision locally. However given that most services are available in nearby villages overall this development location would have a minor to moderate negative performance against this SA objective.	Areas around Repton, Willington and to the north of Winshill have limited public transport provision including a number of hourly bus services, and an intermittent train service from Willington. There are also a number of cycle routes and public rights of way including along the Trent and Mersey Canal. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision, large supermarkets, and major employment, although there is one large employer to the north of this area. There is presently no capacity to accommodate new development in Milton and Findern as both treatment works are operating above consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment. And as such this would not represent a major obstacle to development Given the need to travel to access many core services due to a lack of provision locally development in this location could have a minor to moderate negative impact against this SA objective.	Areas around Aston, Shardlow and Melbourne have limited public transport provision including a number of hourly bus services, There are also a number of cycle routes and public rights of way including along the Trent and Mersey Canal. However, it is noted that the rural nature of this area would require residents to travel to access many day to day services including secondary school provision (Chellaston or Long Eaton), large supermarkets, and major employment, There is some capacity to accommodate new development at Shardlow and Melbourne Treatment works Given the need to travel to access many core services due to a lack of provision locally development in this location could have a minor to moderate negative impact against this SA objective.	Areas in this area have limited public transport provision including a number of hourly bus services. Services are best around Burton, There are a number of cycle routes and public rights of way largely associated with the National Forest. However, like other rural parts of the district it is noted that new development would require future residents to travel to access many day to day services including secondary school provision large supermarkets, and major employment, and a pharmacy. There is limited capacity to accommodate relatively small scale development up to the consented headroom at waste water treatment works at Overseal and Netherseal, although no capacity to extend treatment works further due to the ultra sensitive nature of the surface water (i.e. the River Mease SAC) waste water is discharged to. Overall it is considered that the strategic levels of development in Netherseal and Overseal would increase the need to travel to access many core services and could not be accommodated by WWTWs without affecting the integrity of the Mease SAC. Given the lack of sufficient capacity to accommodate large scale (strategic growth) at existing treatment works and the likely restrictions on increasing capacity of these impacts are considered negative and of major significance. Development in Linton and Burton is likely to perform notably better.
	V	~~	~~	<i>VV</i>
to achieve sustainable and stable	The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders.	The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders.	The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders.	The allocation and construction of new strategic housing sites will help create local jobs and support the local supply chain who in turn provide services to homebuilders.
levels of economic growth and maintain economic competitiveness	However development in some parts of Hilton could take place on existing land identified for employment use and as such could lead to the notional loss of employment land. Impacts are considered positive , of minor to moderate significance and long term .	Impacts are considered positive , of major significance and long term (over the life of the plan).	Impacts are considered positive , of major significance and long term (over the life of the plan).	Impacts are considered positive , of major significance and long term (over the life of the plan).
	v	v	V	<i>v</i>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	There are already low levels of unemployment in this area (Hilton, 1.4%, Hatton 1.1%, Etwall 1.1%). An influx of new people into this area would have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Hilton and Hatton. Impacts would be positive and of minor magnitude.	There are already low levels of unemployment in this area Repton 0.8%, Willington 1.4%). An influx of new people into this area is only likely to have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Hilton and Burton on Trent. Impacts would be positive and of minor magnitude.	There are already low levels of unemployment in this area Aston 1.1%, Melbourne 1.6%) An influx of new people into this area is only likely to have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land in nearby Derby City and Castle Donington. Impacts would be positive and of minor magnitude	There are relatively high of unemployment in this area (Seales 1.7%, Linton 2.8%) An influx of new people into this area may have a limited impact on existing unemployment levels. Increased labour supply could also support the provision of employment land locally. Impacts would be positive and of minor magnitude
	~~	~~	~~	~~
to enhance the vitality and viability of existing town and village centres	New development could help support existing retail provision including village shops, post offices. public houses etc. It could also bring forward a greater identified need for enhanced village centres and support the delivery of new retail uses (i.e. the delivery of the consented supermarket in Hilton).	New development could help support existing retail provision including village shops, post offices. public houses etc, especially in Repton and Willington. It could also support the delivery of new retail services in or around local villages.	New development could help support existing retail provision including village shops, post offices. Public houses etc, especially in Melbourne, Aston and Shardlow. It could also help support opportunities to strengthen existing retail, community and leisure uses in these areas.	New development could help support existing retail provision in Overseal. It could also help support opportunities to strengthen existing retail, community and leisure uses in villages across this area as well as the adjacent towns of Swadlincote and Burton.
	?	?	?	?
to improve the quality of new	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.	It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.
development and the existing built environment	There is one conservation in this area (Etwall). Any new development near to this area would need to conserve the setting of the local area.	There are conservation areas (and a considerable number of listed buildings) in Repton, Willington, Milton and Newton Solney. Any new development in close proximity to these areas would need to conserve the setting the areas.	There are conservation areas (and a considerable number of listed buildings) in Melbourne, Aston, Weston On Trent and Shardlow. In addition much of this area lies close to the Trent and Mersey Canal Conservation Area. Any new development would need to conserve the setting of these historic areas.	There is a conservation area in Netherseal. Any new development close to this area would need to conserve the setting of these historic areas. Development at Stanton could lead to the loss of greenbelt which is designated to prevent the coalescence of Burton and Swadlincote.

to minimise waste and increase the reuse and recycling of waste materials	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. No impacts are identified in respect of this area	New genera opera speci conta respe
	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.	Howe by co resid waste waste comp
	?	?	?	?
	New development in this area will require the use of locally won sand and gravel.	New development will require the use of locally won sand and gravel.	New development will require the use of locally won sand and gravel.	New grave
to promote sustainable forms of construction and sustainable use of natural resources	The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The i will h built comp
	Overall impacts are considered uncertain .	Overall impacts are considered uncertain.	Overall impacts are considered uncertain .	Overa
	X	x	X	XX
to reduce water, light, air and noise pollution	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in this area would be negative and of minor to moderate	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets in the villages. There is however an Air Quality management Area (AQMA) within Burton and growth on the edge of the town	Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development. There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although development around Aston and Melbourne would be affected by noise associated with Donington Race Track and	Gene on the of noi of the of ne Deve flows from (main
	significance	could potentially exacerbate air quality where it leads to further traffic generation. However it is unclear given the scale and location of proposed growth whether impacts could be notable. On balance it is considered that impacts from new development in this area would be negative and of moderate significance.	East Midlands Airport and local gravel extraction works. Impacts would be negative and of moderate significance.	wate addit threa quali deve AQM likely this S locat
	X	XX	X	XX
to minimise the irreversible loss of undeveloped (greenfield) land	The site on the southern edge of Hilton is brownfield. The remainder of the sites in this area this area are greenfield. As such it is likely that there would be some loss of greenfield sites in this area but there may be opportunity to develop, at least partly, on brownfield sites. Impacts are likely to be negative , of moderate significance and permanent .	Sites in this area are all greenfield. New development in this area would all lead to greenfield losses. Impacts are likely to be negative , of moderate to major significance and permanent .	Most sites in this area are greenfield, although the Aston Hall Hospital site is largely brownfield and could provide some opportunity to reduce greenfield land take. Impacts are likely to be negative , of moderate significance and permanent .	
	<i>VV</i>	x	x	
to manage and reduce flood risk and surface water run-off	Much of this area is at significant flood risk, although significant flood works are presently being undertaken around Scropton, Hatton and Egginton to defend local communities from flood risk. New development is likely to be required to help fund and maintain defences and as such delivery of new homes in this area, despite notional flood risk could help defend existing properties from flood risk. Overall, impacts are considered positive , of major significance and long term .	A number of sites in this area are at flood risk including the northern parts of Repton and a strip of land to the east of Milton. Around half of Willington is, however at flood risk. New development in these locations could lead to increased flood risk elsewhere, although it is likely that new development can be steered to lower areas of risk in this broad area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation flood risk associated with new development is unlikely to be significant. Overall it is considered that development in this area would have a minor negative impact.	There are no areas at higher or moderate fluvial flood risk in Aston or Weston on Trent. There is a small area at high flood risk to the south of Melbourne around Black Carr Brook. Most of Shardlow is at high flood risk or is classed as the functional flood plain. However, if existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels or protected from development, utilise SUDS and steer new development to areas at lower risk are secured impacts would be largely moderated. Overall it is considered that development in this area would have a minor negative impact.	There isolat east sites requi ensu SUD Not h impa

ew residential development would on aggregate lead to the eneration of additional waste during site construction and beration although this is unlikely to be directly affected by becific site location unless there are specific remediation or ontamination issues on site. **No impacts** are identified in espect of this area.

wever, individual site performance is likely to be informed construction practices, and the behaviour of future sidents and the capacity of local waste sites to process uste. However the careful design of sites could help reduce uste generated on site and promote recycling and mposting of waste.

w development will require the use of locally won sand and avel.

the implementation of Sustainable Construction techniques Il however be dependent on how sites are designed and iilt out and as such their performance against this mponent of the SA objective is uncertain.

erall impacts are considered uncertain.

X

enerally new development is likely to have a negative impact the natural environment and would lead to increased levels noise, light, air and water pollution although the significance these can be largely controlled through the detailed design new development.

evelopment in this area is likely to increase waste water bows to local sewage treatment works, and less significantly om diffuse sources. Due to elevated levels of nutrients nainly phosphates) leading to the River Mease failing its ater quality objectives under the habitats regulations diditional development could worsen water quality and reaten the integrity of this site. In respect of noise and light uality impacts no specific issues are identified although evelopment close to Burton at Stanton could impact on QMAs in the town. Overall development in this location is sely to have a moderate to major negative impact against is SA objective depending on location depending on specific cation.



es in this area are all greenfield. New development in this ea would all lead to greenfield losses.

pacts are likely to be **negative**, of **moderate to major** gnificance and **permanent**.

here are few areas at flood risk in this area (although olated areas affected by fluvial flooding are located to the ast of Overseal and Netherseal. Overall, however identified tes in this area are not a fluvial flood risk and existing rquirements to retain surface runoff to greenfield rates, nsure easements next to drainage channels and utilise UDS would most likely ensure that new development does to have any surface water impacts elsewhere. Overall **no** npact is likely as a result of development in this location.

	XX	XX	XX	XX
to reduce and manage the impacts of climate change and the District's contribution towards the causes	New development in this location could lead to future residents travelling further to access core service due to the rural nature of this location. However new housing built to conform with current efficiency targets and most likely the requirements of the proposed SuDS legislation which reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered to have a negative performance against this SA objective. Impacts would be of moderate to major significance and long term .	New development in this location could lead to future residents travelling further to access core services due to the rural nature of this location. However new housing would be built to conform to current energy efficiency targets and most likely the requirements of the proposed SuDS legislation which seeks to reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered have a negative performance against this SA objective. Impacts are considered to be negative, of moderate to major significance and long term . Sites on the edge of Burton would be slightly more sustainable being within close proximity to services within the town. Nonetheless the Winshill sites were still judged likely to have a negative impact of moderate significance.	New development in this location could lead to future residents travelling further to access core services due to the rural nature of this location. However new housing would be built to conform with current energy efficiency targets and most likely the requirements of the proposed SuDS legislation which seeks to reduce and manage the impacts of climate change. Overall, however the impact of building in rural locations is considered have a negative performance against this SA objective. Impacts are considered to negative of moderate to major significance and long term .	New of reside rural i built t most which chang locatii this S mode Stant proxir
		XX	XX	X
to protect and enhance architectural and archeological heritage of the district.	There are generally no conservation areas or scheduled ancient monuments likely to be affected by development in this location (there is one conservation area in Etwall, and one SAM – Hoon Mount although both are located away from proposed development sites around Etwall, Hilton and Hatton). There are relatively few listed buildings in this area which are located close to potential housing sites, most are located in Etwall and the rural north west villages). There is some potential for underground archaeology in this area, although the present scale and extent of this is undetermined. Overall however, no impacts are considered likely.	There are conservation areas located in Repton, Willington (Trent & Mersey Canal) and Milton. There are no Scheduled Ancient Monuments. There is significant potential for underground archaeology in this area due to its proximity to the Trent. Development across this area could have significant impact on both established conservation areas and the significant number of listed buildings present locally, although it is possible that minor development in some locations would have little or no effect on existing historic features dependent on location. Overall however and based on proposed housing sites included in the SHLAA it is likely that new strategic development could have a negative impact of moderate to major significance on local architectural heritage.	There are conservation areas located in Aston, Melbourne and King Newton, and Shardlow. The Trent Mersey Canal passes close to Weston on Trent. There are Scheduled Ancient Monuments located in Melbourne and to the east of Aston on Trent. There is significant potential for underground archaeology in this area due to its proximity to the Trent. Development across this area could have a significant impact on both established conservation areas and the significant number of listed buildings present locally, although it is possible that minor development in some locations would have little or no effect on existing historic features dependent on location. Overall however and based on proposed housing sites included in the SHLAA it is likely that new strategic development could have a negative impact of moderate to major significance on local architectural heritage.	There a num aroun Churc could areas locally identif existir impac signifi locate
		?	?	
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	No architectural or archaeological features have been identified in the immediate broad area and therefore no opportunities to protect and enhance cultural heritage in this area have been identified. There may be potential for limited visual impacts on the wider setting of Tutbury Castle if there is further development in Hatton, although given the scale of growth likely, and other surrounding development in Hatton impacts are not likely to be significant. No impact identified.	Development in this area could provide limited opportunity to improve access to some cultural facilities especially around the Trent and Mersey Canal and established conservation areas. However, strategic levels of development could also harm the setting and integrity of exiting historic and cultural sites. Overall it is considered large-scale development in this area could have an uncertain performance against this indicator.	Development in this area may provide limited opportunity to improve access to some cultural facilities especially around the Trent and Mersey Canal, Elvaston Castle, Melbourne Castle SAM, Melbourne Park and Garden and Staunton Harold. It could also provide opportunity to improve the setting of Aston Hall. Like option 2, strategic levels of development could also harm the setting and integrity of exiting historic and cultural sites. Overall it is considered large-scale development in this area could have an uncertain performance against this indicator depending on its scale nature and location.	No are identif protec identif
	XX	XX	XX	XX
to conserve and enhance the District's landscape and townscape character	New development around Hilton, Hatton and Egginton would lead to the loss of countryside in this area, as new development would be greenfield village extensions. New development could also affect listed buildings or the setting of Etwall Conservation area (depending on location, nature and scale) impacts are considered negative , and of moderate to major significance.	New development around Repton, Milton, Winshill and Willington area would lead to the loss of countryside in this area, as new development would be greenfield village extensions. As previously noted it could also have an impact on established conservation areas, listed buildings in this locality. Impacts are considered negative , of moderate to major significance.	New development around, Aston, Melbourne, and Shardlow area would lead to the loss of countryside (with the exception of Aston Hall which is a brownfield site well enclosed by woodland). Development could also have an impact on established conservation areas including the Trent and Mersey Canal, Aston, Melbourne, Kings Newton, and Shardlow and listed buildings in this locality. Impacts are considered negative , of moderate to major significance.	New of and S Devel conse listed consid

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Amended 29 August 2013

Х

we development in this location could lead to future sidents travelling further to access core services due to the ral nature of this location. However new housing would be illt to conform with current energy efficiency targets and ost likely the requirements of the proposed SuDS legislation nich seeks to reduce and manage the impacts of climate ange. Overall, however the impact of building in rural cations is considered have a negative performance against s SA objective. Impacts are considered to negative of **oderate** to **major** significance and **long term**. The site at anton would perform better than village sites due to its oximity to Burton on Trent.

ere is a conservation area located in Netherseal. There are number of listed building located around Overseal (mainly bound the Manor and Main Street) and Netherseal (around nurch Street). Development in some locations in this area uld have notable impact both established conservation asas and the significant number of listed buildings present cally, although it is possible that some strategic locations entified in the SHLAA could have little or no effect on sisting historic features dependent on location. Overall pacts are likely to be negative and of **minor** to **moderate** inificance given that most development sites in this area are cated away from sensitive historical features.

o architectural or archaeological features have been entified in this broad area and therefore no opportunities to otect and enhance cultural heritage in this area have been entified. **No impact**.

Х

w development around the Overseal, Netherseal Linton d Stanton area would lead to the loss of countryside. velopment could also have an impact on an established nservation area at Netherseal and on the setting of existing ted buildings in Overseal and Netherseal. Impacts are nsidered **negative**, of **moderate** to **major** significance.

Employment Land Options – Outside of the Derby Urban Area

Issue 10 – Employment land provision outside of the Derby Urban Area

Local Plan Approaches:

Non DUA Employment Option 1: No additional provision

- Retain the existing level of Employment Land in the Adopted Local Plan for Employment Development, but identify no additional land (other than in the Woodville Regeneration Area)

Non DUA Employment Option 2: Increased provision

- Allocate new land for industrial and business development outside of the Derby Urban Area

SA Objective	Option 1 (BAU)	Option 2	
	V	?	
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	Restricting new development within and around Swadlincote (with the exception of the Woodville Regeneration Areas) which is known to have limited existing biodiversity interest will safeguard existing designated sites and species and priority species and habitats. However, it may also restrict opportunities to enhance biodiversity. Overall impacts are considered long term (duration of the Plan) positive and of moderate magnitude .	Locating new employment alongside new housing within Swadlincote and in key serviced villages could lead to a loss of diversity on the urba fringe, however there would be potential to accommodate growth largel on existing previously developed sites. Impacts are uncertain.	
to provide decent and affordable homes that meet local needs	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.	It is currently considered that the employment land growth options are unlikely to have any notable or significant impact on this objective. No impacts identified.	

		<i>v</i>	
to improve the health and well- being of the population	It is considered that the retention of existing employment sites unlikely to have any notable or significant impact on this objective. No Impacts identified.	New employment provision could make a minor positive contribution to wellbeing where it delivers increased employment opportunities accessible to local communities	
	V		
to improve community safety and reduce crime and fear of crime	Reuse of the underused land in Woodville could make a minor positive contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 (now out of date) identified vandalism as an issue for the wider Woodville area including this site).	The provision of additional employment land away from the DUA is unlikely to have any notable or significant impact on this objective. No impacts identified.	
to improve educational achievement and improve the District's skills base	It is considered that current levels of employment land provision could help improve local skills as more businesses move to the district and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. No impacts identified.	It is considered that additional employment land provision could help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base. No impacts identified.	
	X	V	
to promote social inclusion and reduce inequalities associated with deprivation across the District	Retaining existing levels of employment land provision (would limit opportunities for improving access to employment in many communities. Impacts are considered negative , long term (duration of the Plan) and of minor or moderate significance.	The development of new employment sites within Swadlincote and the villages could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation. Impacts are considered positive and of minor or moderate significance.	

To improve local accessibility to	X	V	
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.	The retention of existing employment sites (with the potential addition of new employment development at the proposed regeneration site at Woodville) could restrict opportunities to improve access to employment from existing or proposed communities. Impacts are considered negative , of moderate significance.	The provision of new employment would present the Authority with the opportunity to increase the number of employment sites and hence improve the accessibility of employment provision in the District. Impacts are considered positive and long term .	
	V	V	
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).	Retaining existing employment sites and bringing forward the proposed regeneration site at Woodville would give rise to some new infrastructure requirements (a new regeneration route is already proposed to reduce pressure on Clock roundabout). Elsewhere restricting new employment development could reduce the need, at least in the short term, for additional infrastructure improvements within the District. As such this option would have a generally positive impact of minor significance against this SA objective.	New employment development within the District and Woodville could be accessible to local communities by means of different transport alternatives including potentially walking and cycling. It could further make best use of wider infrastructure provision by providing access to jobs close to where people live reducing the need to travel long distances to access employment. Impacts are likely to be positive , and long term .	
	<i>v</i>	<i>vv</i>	
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	Retaining existing employment land provision and allowing employment lead redevelopment at Woodville would enable continued economic growth (albeit at low levels) and help maintain competitiveness. Impacts are considered positive and of minor significance.	The provision of new economic development sites within and adjacent to Swadlincote and within the rest of the District would enhance the range and/or size of sites available to meet local employment demand and hence contribute towards economic growth. As such it is considered that the provision of new employment development would have a positive and long term impact of moderate or major significance.	
	X	<i>VV</i>	
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Retaining existing employment land provision, whilst providing for employment-led regeneration of land in Woodville would strengthen local urban economies and, if coupled with an accommodating development management policy for small scale employment development in rural areas could diversify and strengthen economies in villages and wider rural areas. Impacts are considered negative of moderate significance.	The creation of new employment sites in Swadlincote and in appropriate rural locations could help strengthen local urban and rural economies and create new employment opportunities accessible to communities across the district. Impacts are considered positive , of moderate to major significance and long term .	

	?	?	
to enhance the vitality and viability of existing town and village centres	The retention of existing employment land provision and additional provision within the Woodville Regeneration site could help support Swadlincote town centre. However, the detailed design of any development would be important in ensuring easy access. Impacts are therefore uncertain .	Additional employment provision within and on the edge of Swadlincote or key serviced villages and other appropriate rural locations elsewhere within the district could help support existing nearby town and village centres although impacts would be dependent on the location of sites and the links between proposed sites and local centres. Impacts are uncertain.	
	?	?	
to improve the quality of new development and the existing built environment	The redevelopment of the Woodville Regeneration Area could allow the Authority and other agencies to improve the local built environment surrounding this large site. including townscape improvements, Impacts are considered uncertain and based on the extent and nature of development on this site.	New economic development within Swadlincote (including the Woodville site) and other appropriate sites across the rural area could allow the Authority to secure the reuse of a number of underused buildings and business premises including the Woodville Regeneration Area. However opportunities for reuse of rundown sites is relatively limited away from Swadlincote. In addition the widening of developer contributions consistent with issue 23 could enable new employment developments to contribute towards regeneration and townscape improvements. Impacts are considered uncertain .	
	?	?	
to minimise waste and increase the reuse and recycling of waste materials	Employment growth generally will have a negative impact on waste generation objectives, although scale of any iimpact is likely to be determined by the detailed design and operation of the site Impacts are uncertain .	Employment growth generally will have a negative impact on waste generation objectives (with higher overall growth likely to give rise to more waste) but it is not considered that the detailed location of specific sites will have any bearing on the amount of waste generated unless specific characteristics exist on site which could lead to waste generation such as the need for remediation or contamination. Impacts are uncertain .	
	X	X	
to promote sustainable forms of construction and sustainable use of natural resources	Retention of existing employment land provision and employment led development at the Woodville Regeneration site could potentially meet local needs, balancing proposed housing growth with jobs in close proximity. Whether sites are constructed sustainably is unlikely to be affected by the spatial distribution of sites. Although the inclusion of a policy for design excellence in the Plan could ensure that all options deliver sustainable buildings.	The provision of new employment land will involve the use of greater resources in the development process. The location of these developments in relation to housing provision and transport infrastructure would largely influence the extent of resources consumed in accessing the sites. Impacts are likely to be negative and of minor significance. The inclusion of a policy for design excellence in the Plan can ensure that all options deliver sustainable buildings.	

		X	
to reduce water, light, air and noise pollution	Employment growth generally is considered likely to give rise to emissions to the air and water and would increase noise and light pollution. By restricting growth in South Derbyshire to existing sites increases in pollution would be limited. No significant or slightly negative impacts likely.	Employment growth within or around the edge of the Swadlincote and elsewhere in the district would have a negative impact in respect of this objective. The exact nature of impacts would be partially dependent on the location and design of sites. Impacts are likely to be negative and of minor to moderate significance.	
	V	?	
to minimise the irreversible loss of undeveloped (greenfield) land	The great majority of the established employment land provision involves the redevelopment of brownfield land. Reuse of poorly restored and underused land in the Woodville would safeguard productive agricultural/greenfield sites around Swadlincote and in the villages. Impacts would be positive.	The development of new employment land could lead to notable losses of greenfield land depending on the specific location of sites selected. Impacts are uncertain.	
	V	?	
to manage and reduce flood risk and surface water run-off	There are known flooding issues within the Woodville Regeneration Area and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this option would allow the positive management of flood risk. As such impacts are considered positive and of minor to moderate significance.	Impacts are uncertain and dependent on the specific location of proposed developments.	
	X	X	
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Retaining existing employment land provision is likely to minimise impacts. Nevertheless, these are likely to be negative and of minor to moderate significance.	New employment land close to housing growth could help provide accessible jobs, although overall it is likely that the further provision of jobs in rural areas could be harder to serve by non-car modes and would be likely to increase aggregate energy use and travel demand over the plan period. Overall impacts are likely to be negative and of minor to moderate significance.	

	V	?
to protect and enhance architectural and archeological heritage of the district.	The regeneration of the Woodville site would help safeguard important heritage features on the site. However the magnitude of impacts is likely to be dependent on the detail of specific proposals. Impacts are likely to be positive but in the absence of further information the magnitude of any impact is uncertain .	The provision of additional employment sites in the District could lead to the loss of historic landscapes (and could have impacts on areas of architectural or historic importance) although impact would be dependent on the location and design of development. In the absence of further information impacts have been recorded as uncertain .
	V	?
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the Swadlincote) and may potentially offer an opportunity to open the wider site up to public access. Impacts are likely to be broadly positive ; However the magnitude of impacts is uncertain and likely to be dependent on the detail of specific proposals.	The provision of additional employment sites in the District could impact on the cultural heritage of South Derbyshire. However it could also offer potential to safeguard sites. Impacts are likely to be dependent on the detailed location and design of sites rather than broad location. In the absence of further information impacts have been recorded as uncertain.
	V	X
to conserve and enhance the District's landscape and townscape character	Retention of existing employment land provision together with the development of poorly restored former minerals workings at the Woodville Regeneration Area would ensure that urban and possibly village fringe areas are not adversely impacted by additional employment growth. Impacts likely to be positive .	Loss of additional countryside on the urban fringe or around villages could affect the landscape around Swadlincote or other settlements in the District and would see an encroachment of urban areas into the countryside. Impacts likely to be negative , although the exact extent of impacts would be dependent on the scale of growth, the detailed design of development and the sensitivity of local landscape and townscape.

Reviewed 12 May 2010 by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 1 July 2010. Updated 1 and 15 May 2013.

Transport Options – Outside of the Derby Urban Area (DUA)

Issue 11 – Transport Options Outside of the Derby Urban Area (DUA)

Local Plan Approaches:

Non-DUA Transport Option 1: Minimum Intervention

- Make no provision to accommodate, or to influence mode of travel, for trips generated by new or existing development in the Derby Principle Urban Area. Focus on main services and facilities.

Non-DUA Transport Option 2: Demand Management

- Accommodate travel demand generated by new and existing development by focusing on demand management and measures to influence travel behaviour.

Non-DUA Transport Option 3: Measures to Increase Use of Alternatives to the car

- Accommodate travel generated by new and existing development by focusing on improved infrastructure and services for public transport, cycling and walking.

Non-DUA Transport Option 4: Highway Based Improvements

- Accommodate travel generated by new and existing development by focusing on improved highway infrastructure.

Non-DUA Transport Option 5: A Hybrid Approach

- Combine elements of Options 2, 3 and 4 - as an integrated package of transport measures

SA Objective	Option 1	Option 2	Option 3	Option 4	
	X	V	X	X	Χ
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	Minimum intervention will lead to gradually increasing traffic volumes which could lead to conflict with protected or BAP priority species. However impacts are considered neutral to slightly negative	Demand management could help reduce traffic volumes and hence conflicts between traffic and protected species or BAP priority species. Impacts are considered positive and of minor significance.	Measures to increase public transport and walking and cycling routes could lead to the loss of some greenfield land to accommodate new cycling paths, park and ride facilities etc. Impacts are considered negative and of minor significance although long term impacts could be significantly reduced with appropriate mitigation.	The provision of new road is likely to lead to the loss of greenfield land and could have a notable impact on protected species or habitats. Impacts are considered of moderate significance and negative .	A c inc del to t and put thre be
to provide decent and affordable homes that meet local needs	No Impacts Identified	No Impacts Identified	No Impacts Identified	No Impacts Identified	No
	X	V	~~	XX	2
to improve the health and well- being of the population	Increased congestion and higher traffic volumes could discourage walking and cycling and increase air pollution, which affects walkers and cyclists. Impacts are considered neutral or slightly negative , with worsening situation over the plan period.	Demand management could reduce car use and provide incentives to encouraging cycling and walking. Impacts are considered neutral to slightly positive over the plan period	Additional walking and cycling path provision and new greenways provision could help encourage a modal shift away from car use towards walking and cycling. Impacts are considered positive of minor to moderate significance.	Highways based improvements could reduce opportunities to improving access via cycling and walking and could increase traffic volume which may deter many from cycling and walking. Impacts are considered negative of moderate or major significance.	A c inc del end alth sig res cyc cor mi on diff

taining existing transport
Option 5
κ
A combination of demand management, ncreased public transport provision and the lelivery of new road infrastructure could lead to the loss of existing biodiversity species and habitats, especially where new roads or public transport infrastructure is delivered hrough the plan period. Impacts are likely to be negative and of moderate significance.
m
lo Impacts Identified
/
A combination of demand management, hereased public transport provision and the lelivery of new road infrastructure could encourage greater walking and cycling, lithough benefits could be offset by ignificant road building where this deters esidents from using on street footpath or cycle path provision. Overall impacts were ionsidered likely to be positive and of ninor to moderate significance depending in the balance struck between the three lifferent measures.

	X			V	~
to improve community safety and reduce crime and fear of crime	This approach could lead to increased congestion and deterioration in road safety over the plan period as traffic levels increase in line with historic trends. Impacts are considered negative and of minor to moderate significance.	Demand management could help moderate future increases in travel demand and keep private car use at or around current levels over the plan period. No Impacts Identified	Measures to increase travel options (other than private car usage) could help moderate future increases in travel demand and keep private car use at or around current levels over the plan period. No Impacts Identified	Improvements to the existing highway network could help remedy existing identified highways capacity /safety issues and could provide opportunity to improve the existing network. Overall Impacts are considered positive and of minor to moderate significance. Although impacts could reduce over the plan period as increases in demand counters improvements in the road network during the Plan period.	A co incr with cou resi cap Imp sign
to improve educational achievement and improve the District's skills base	No Impacts Identified	No Impacts Identified	No Impacts Identified	No Impacts Identified	No
	X		~~	V	~~
to promote social inclusion and reduce inequalities associated with deprivation across the District	Maintaining existing transport services and facilities across the district s considered likely to have a moderate negative impact in terms of tackling deprivation and inequalities due to rising congestion with impacts on bus services and pedestrian and cyclist safety and amenity.	Demand management measures to influence travel behaviour and improve awareness of transport options are considered likely to have a neutral to slightly positive impact in terms of tackling deprivation and inequalities	Measures to improve accessibility by public transport walking and cycling could significantly improve access to local services and employment for those without access to a car. Impacts are considered positive , of moderate to major significance.	Highways based improvements in Swadlincote and the wider countryside are more likely to benefit those with access to the car but it could also benefit public transport users and cyclist by reducing traffic congestion or improving road safety. Overall impacts are considered negative and of minor significance.	Mea trans dem the I impr emp and cons maj e
To improve local accessibility to	X	v	~~	V	~~
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.	Minimum intervention would have a negative impact on transport provision outside of the DUA. Impacts would worsen over the plan period. Synergistic impacts could be likely where new strategic housing or employment sites are located close to areas with existing congestion or limited capacity to accommodate additional traffic.	Demand management could help ensure existing infrastructure can cope with increasing demands on transport infrastructure over the Plan period. This option is considered likely to have a minor positive effect against this SA Objective.	Measure to increase transport choice could help improve access to employment, education, and shopping facilities within Swadlincote and the rural areas in the non- DUA. Impacts are considered positive , of moderate to major magnitude.	Improvements to the highways network could help improve access to local services and facilities for all, but was considered most likely to benefit those with access to a car. Impacts were considered positive , of minor or moderate magnitude (as it would benefit some people more than others) and permanent .	Mea coup deliv impr educ resid and
	XX	~	~~	~~	~
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)	Minimum intervention could increase traffic volumes and congestion which will continue to rise over the plan period. This could increase strain on the existing road network and could deter walking and cycling. Impacts are likely to be negative and of moderate to major impact.	Demand management could help ensure existing infrastructure can cope for longer with increasing demands on infrastructure over the Plan period. Impacts are considered positive of moderate significance. Synergistic impacts from additional development could however reduce the ability of infrastructure to cope where new development exceeds local network capacity.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as bus, walking or cycling. Impacts are considered positive and of moderate to major significance.	Highways based improvements could increase the capacity of existing transport routes and services and could provide new roads which could relieve congestion on existing routes (but may also generate increased traffic flows locally). Impacts are considered positive and of moderate to major magnitude.	A co incre with wou high mod effic cons maj
	X	?	~~	~~	~~
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	Minimum intervention could increase traffic volumes, or provide little opportunity to upgrade the local transport network and could frustrate economic investment and growth within the district. Impacts are considered negative of minor to moderate significance.	Demand management measures could reduce traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses due to costs. Impacts are considered uncertain .	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as bus, walking or cycling. Impacts are considered positive and of moderate to major magnitude.	Improvements to the existing local road network and new road provision could help reduce congestion by increasing the capacity of the road network. It could also improve access to the strategic road network if the Woodville Regeneration Route were bought forward. Impact considered positive of moderate to major significance and permanent	A co incre with wou high shift form

V

A combination of demand management and increased public transport provision together with improvements to the wider road network could reduce car usage on new and existing residential and local roads and increase capacity on the wider highways network. Impacts would be **positive** and of **moderate** significance

No Impacts Identified

11

Measures to improve accessibility by public transport walking and cycling coupled with demand management and improvements to the local road network could significantly improve access to local services and employment for families or individuals with and without access to a car. Impacts are considered **positive**, and of **moderate** to **major** significance.

~~

Measures to increase transport choice coupled with demand management and the delivery of new road infrastructure could help improve access in the DUA to employment, education, and shopping facilities to all residents. Impacts are considered **positive** and of **major** magnitude.

~~

A combination of demand management and increased public transport provision together with improvements to the wider road network would free up capacity on the existing highways network and would encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered **positive** and of **moderate** to major significance.

~~

A combination of demand management and increased public transport provision together with improvements to the wider road network would free up capacity on the existing highways network and encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered positive and of major significance.

	X	?	V	<i>VV</i>	~
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minimum intervention could increase traffic volumes, or provide little opportunity to upgrade the local transport network and could frustrate economic investment and growth within the district. Impacts are considered negative of minor to moderate impact and long term (duration of the Plan period).	Demand management measures could reduce traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses due to costs or perceived restrictions in car use. Impacts are considered uncertain .	Provision of new non-car infrastructure, could help reduce congestion on the existing highways network. Impacts are considered positive , of minor to moderate magnitude and long term .	Improvements to the existing local road network and new road provision could help reduce congestion by increasing the capacity of the road network. It could also improve access to the strategic road network for businesses and homes around Swadlincote if the Woodville Regeneration Route were bought forward. Impact considered positive of moderate to major significance.	New acce netw busi this inve cost com wou sign
	?	?	V	V	~
to enhance the vitality and viability of existing town and village centres	Increased congestion could deter shoppers from using Swadlincote or larger villages. However, it could also encourage greater use of local facilities if congestion (and journey time) to other centres deteriorates. Impacts are considered uncertain.	If this were a proposal demand management measures such as parking charges, restrictions in parking spaces etc. could discourage people from travelling to Swadlincote or the villages. Reduced congestion could however reduce travel times for car and public transport and improve access to centres. Impacts are considered uncertain .	Measures to increase alternatives to car use could improve access to all to village centres and Swadlincote town centre. Impacts are considered positive , and of minor to moderate impact.	Improvements to the road network and other highways improvements could encourage increased travel to Swadlincote and the villages. However there was some concern that it may also encourage people to travel further a field to stronger shopping venues Impacts are considered generally positive , of minor to moderate significance.	Mea tran netv aga mar acc mea on v how and
		v	V		~
to improve the quality of new development and the existing built environment	No significant impacts identified	Demand management could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered positive and of minor significance.	Increasing non-car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered positive and of minor significance.	No significant impacts identified	Dem car of cont new the p deve pos
to minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified	No significant impacts identified	No significant impacts identified	No significant impacts identified	No s
	X		V	XX	Χ
to promote sustainable forms of construction and sustainable use of natural resources	Minimum intervention could result in increasing traffic volumes and hence congestion over the plan period. This could in turn lead to the inefficient use of fuel. Impacts are considered of minor significance but would worsen over the plan period.	Demand management measure could help offset broader increases in traffic volumes over the plan period. Impacts are considered to be broadly neutral .	Increasing use of public transport, walking and cycling in Swadlincote and the villages could contribute towards reduced transport based GHG emissions. Impacts are considered positive of minor to moderate impact	Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. Impacts are considered of moderate to major significance, negative and likely to worsen over the plan period.	Add coul trave GHC coup publ be s is co effed
	XX		V	XX	Χ
to reduce water, light, air and noise pollution	Minimum intervention could lead to increased traffic volume and congestion. This is likely to increase noise and air quality impacts on many routes. Impacts are considered negative of moderate to major significance and likely to worsen over the plan period.	Demand management could help offset further increases in car travel or reduce the rate of transport growth and could help ensure that noise and air quality impacts remain around current levels. Impacts are considered neutral.	A more proactive approach to reducing car use could help reduce overall car based trips and improve access to and use of cleaner and more efficient transport modes which could help reduce noise and air pollution. Impacts are considered positive of minor to moderate magnitude.	Highways improvements could lead to increased pollution during construction and operation (although impacts could be largely mitigated through design). It could also increase traffic demands on existing roads. Impacts are considered negative of moderate to major significance.	High incre oper air q redu forw man to pu be n signi

V

New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be **positive** and of **moderate** significance.

Measures to improve access via public transport or improvements to the road network could have a beneficial effect against this objective. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times etc. Overall however impacts are likely to be **positive** and of minor significance.

1

Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered positive and of minor significance

No significant impacts identified

Х

Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. However coupled with demand management and public transport improvements impacts could be significantly reduced. Overall this option is considered to have a minor negative effect against this SA objective.

Х

Highways improvements could lead to increased pollution during construction and operation in respect of water, light, noise and air quality. However effects could be reduced if improvements were bought forward in combination with demand management measures and improvements to public transport provision. Impacts would be negative and of minor to moderate significance.

			X	XX	X
to minimise the irreversible loss of undeveloped (greenfield) land	No significant impacts identified.	No significant impacts identified.	Measures to increase non-car transport provision could include the formalisation of existing greenway routes. As such this option could lead to some loss of greenfield sites although the extent of losses is uncertain. Overall impacts are likely to be negative and of minor significance.	New road construction could lead to the loss of greenfield sites. Impacts are considered negative, permanent and of moderate to major significance.	N de sto ez of re In p
			X	X	Х
to manage and reduce flood risk and surface water run-off	No significant impacts identified.	No significant impacts identified.	The provision of some public transport infrastructure would increase impermeable hard surfaces or create the need for culverts over existing watercourses for walking and or cycling routes. As such this option could alter surface water drainage locally. Impacts would be negative and of minor significance.	Highways improvements including the construction of new roads could increase impermeable hard surfaces, need for culverts or alter local landform etc which may alter flood risk locally. Although impacts could be mitigated through careful design. Impacts are considered negative of minor significance.	H cc pu im fo tu ef de ar
	XX	V	~~	XX	Х
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minimum intervention would do little to reduce transport-based emissions in the District (which are amongst the highest in England per resident) and could increase emissions if car usage and congestion increases. Impacts are considered negative , of moderate to major significance and long term .	Demand management could help reduce travel demand and facilitate a modal shift away from car use. Impacts are considered positive and moderate significance	Measures to increase alternatives to the car could reduce reliance on car-based transport and increase opportunities for walking cycling and public transport provision. Impacts are considered positive , and of moderate to major significance.	Highways based improvements could encourage car usage in the District and would lead to increase transport based carbon emissions. Impacts are considered negative and of moderate or major significance.	Hi er Di ba ag im op Im m
			?	?	?
to protect and enhance architectural and archeological heritage of the district.	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on conservation areas or other architectural or historical sites of interest. Impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered uncertain	New road provision or highways improvements in Swadlincote and the villages could have a negative impact on conservation areas or listed buildings, although such impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered uncertain	Ne pr Sv ne lis wo ar co
			?	?	?
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are considered uncertain.	New road provision or highways improvements outside the PUA could have a negative impact on the Districts cultural assets, however it could also have a positive impacts were traffic is diverted away from historic assets. Impacts are considered uncertain.	Th inf ex ar su his ar loo
	X	V	v	XX	X
to conserve and enhance the District's landscape and townscape character	Increased congestion could have a sustained impact on townscape character of many of the Districts towns and villages. Impacts are considered negative of minor significance. Impacts were considered to worsen over the plan period.	Demand Management could help reduce the need for new highways provision and could reduce congestion in many of the towns and villages in the district. Impacts are considered minor and positive .	Measures to increase alternatives to car use could reduce congestion in the district and have a positive impact on townscape. Impacts are considered positive and of minor magnitude.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Impacts are considered negative , of minor to major significance depending on the scale of proposals and their detailed design.	No im bo Si in im lik eo to si

Reviewed 22 July 2010 by IB, RG, KE, RC, NS. Typed up 23th July 2010. Updated 8 May 2013

Χ

New road construction, together with the delivery of new public transport infrastructure such as greenways or cycle paths could lead to the loss of greenfield sites although the extent of losses would be based on the scale of new road construction. Losses could be reduced by demand management measures. Impacts are considered **negative permanent** and of **moderate** significance

Χ

Highways improvements including the construction of new roads, together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. This in turn may alter flood risk locally although effects could be mitigated through careful design. Impacts are considered negative and of minor to moderate significance.

Х

Highways based improvements could encourage continued car usage in the District and would lead to increase transport based carbon emissions. However set against this demand management and improved public and non-vehicular transport options could reduce overall car reliance. Impacts are likely to be **negative** and of **moderate** significance.

?

New road and public transport infrastructure provision or highways improvements within Swadlincote or the villages could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered **uncertain**

?

The development of new public transport infrastructure and/or the improvement of existing, or creation of new roads could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are **uncertain** and would be largely dependent on the location of works.

ΧХ

New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure could also have a negative impact on local landscape (as such sites are likely to be on greenfield locations on the edge of the City). Overall Impacts are likely to be **negative** and of **minor** to **major** significance

Regeneration in Swadlincote and Woodville Issue 12 – Options for Regeneration in Swadlincote and Woodville Local Plan Approaches: Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment Swadlincote and Woodville Regeneration Option 2: Housing Led Redevelopment Commentary See main report Option 1 (BAU) **SA Objective Option 2 Option 3** ? ? ? A previous phase 1 habitat assessment To avoid damage to designated undertaken by the Wildlife Trust indicates that sites and species (including UK the proposed Woodville Regeneration Area has Impacts are considered uncertain and likely to Impacts are considered uncertain and likely to and Local BAP Priority Habitat little biodiversity interest. Impacts are be dependent on the implementation of the be dependent on the implementation of the considered uncertain and likely to be detailed scheme. Although regeneration of this detailed scheme. Although regeneration of this and Species) and enhance dependent on the implementation of the site could offer significant potential to secure a site could offer significant potential to secure a biodiversity and geodiversity detailed scheme. Although regeneration of this positive impact of minor to moderate positive impact of minor to moderate site could offer significant potential to secure a significance. across the District significance. positive impact of minor to moderate significance. --~ ~~ Mixed use development would include some residential development. It is likely that market Housing led development would make a housing will be accompanied by affordable to provide decent and affordable notable contribution towards meeting identified Employment land growth options are unlikely to housing provision consistent with requirements have any notable or significant impact in housing need locally and across south homes that meet local needs in National Policy. Impacts are likely to be respect of housing delivery. No significant Derbyshire. Impacts would be **positive** and of positive but of an uncertain magnitude (as it Impact likely. moderate to major significance (depending on is dependent on the exact mix of homes on site development mix). and the proportion of affordable housing accommodated).

to improve the health and well- being of the population	Employment led development could offer limited opportunities to secure appropriate health uses on the site. The extent to which such potential exists is not currently considered significant although this issue will need to be kept under review. No impact .	Mixed use development could offer opportunities to secure appropriate health uses on the site. The extent to which such potential exists is not currently considered significant although this issue will need to be kept under review. No impact .	Residentially led development could offer opportunities to secure appropriate open space provision, although the site currently provides informal space so no impact is likely overall No impact .
	<i>v</i>	<i>v</i>	V
to improve community safety and reduce crime and fear of crime	Reuse of the underused land in Woodville could make a minor positive contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).	Reuse of the underused land in Woodville could make a minor positive contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).	Reuse of the underused land in Woodville could make a minor positive contribution towards tackling vandalism in this area. (The South Derbyshire Crime and Disorder Strategy 2008-11 identifies vandalism as an issue for the wider Woodville area).
			?
to improve educational achievement and improve the District's skills base	It is considered that the regeneration of the Woodville area for employment uses could help improve local skills. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base as this policy does not deal with the council's options for employment growth. As such, in isolation from other policy options in the Councils Core Strategy it was considered that the employment led reuse of this site could just reduce the amount of new employment land required elsewhere. No impact .	It is considered that the regeneration of the Woodville area for employment uses could help improve local skills. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base as this policy does not deal with the council's options for employment growth. As such, in isolation from other policy options in the Councils Core Strategy it was considered that the employment led reuse of this site could just reduce the amount of new employment land required elsewhere. No impact.	There is a lack of primary school capacity in this area, It is unclear whether growth could be accommodated in existing schools in combination with other likely growth in the Town. The Council is continuing to liaise with the Local Education Authority in respect of schools capacity issues in Swadlincote and Woodville.
	V	V	X
to promote social inclusion and reduce inequalities associated with deprivation across the District	The development of new employment sites within Swadlincote could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation such as Woodville and help provide access to jobs and other services. Impacts are considered positive of minor or moderate significance.	The development of mixed use sites (which includes elements of employment and commercial uses) within Swadlincote could allow sites to be bought forward in locations which suffer from inequalities or elevated levels of deprivation such as Woodville and help provide access to jobs and other services. Impacts are considered positive of minor or moderate significance	Woodville and Swadlincote both have higher than average levels of deprivation and relatively high levels of unemployment compared to other parts of South Derbyshire. In addition there have been significant employment land losses in this area. Housing led development would do little to tackle these issues, although it would provide some affordable housing provision (subject to viability). Impacts are considered positive of minor or moderate significance.

	v	<i>v</i>	?
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.	The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are positive and long term . The magnitude of impacts is uncertain and is likely to be based on the proposed location of future sites	The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Mixed use developments could also improve access for future and existing communities to other local services. Impacts are considered positive and long term . The magnitude of impacts is uncertain but would be enhance where housing growth is supported by significant employment development on site.	Housing led development would be well related to Woodville local centre and Swadlincote Town Centre, and remaining employment sites in Woodville. Impacts would be positive and of minor to moderate significance.
	7	v	V
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).	New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered positive, minor to moderate magnitude and long term.	New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered positive, minor to moderate magnitude and long term.	New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered positive, minor to moderate magnitude and long term .
	~~	v	X
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	Employment led regeneration of the Woodville regeneration area (which is already an (albeit rundown) established employment area will help secure the future of existing sites and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the Swadlincote area. Impacts are positive , of moderate to major magnitude and permanent .	Mixed use development of the site could contribute towards economic growth (although depending on the final detail of any scheme there may be potential for the loss of existing employment areas to other uses). Impacts are considered to be positive but of an uncertain magnitude .	Housing led development may provide a shop term boost to the local economy during construction, although in the longer term is unlikely to make any notable contribution and could even affect existing neighbouring businesses within the site where conflicts between existing businesses arise. Impacts are potentially negative and of minor significance.
	<i>vv</i>	V	?

	v	V	V
to enhance the vitality and viability of existing town and village centres	This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide new employment close to the existing centre. Impacts are positive and of minor to moderate significance (the magnitude of impact is reduced by virtue of the site being located outside of the existing town centre).	This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide some new employment close to the existing centre. Impacts are positive and of minor to moderate significance	This site is adjacent to Swadlincote Town Centre and residential development could improve accessibility through the site and could support increase trips to the town from new residents. Impacts are positive and of minor to moderate significance
	<i>vv</i>	<i>vv</i>	<i>VV</i>
to improve the quality of new development and the existing built environment	Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered permanent , positive and of major significance.	Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered permanent , positive and of major significance.	Securing the general regeneration of this site would provide opportunity to improve the character and townscape of this area. Impacts are considered permanent , positive and of major significance.
	?	?	?
to minimise waste and increase the reuse and recycling of waste materials	Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site	Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site	Redevelopment of this site would lead to increased waste generation on site. However, waste volumes could be impacted by site condition (and presence of contamination) and site end use – including the provision made for recycling and bin storage on site
	?	?	?
to many the supplicit ship former of	New development in this area will require the use of locally won sand and gravel.	New development in this area will require the use of locally won sand and gravel.	New development in this area will require the use of locally won sand and gravel.
to promote sustainable forms of construction and sustainable use of natural resources	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.	The implementation of sustainable construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.
	Overall impacts are considered uncertain	Overall impacts are considered uncertain	Overall impacts are considered uncertain

	V	V	?
to reduce water, light, air and noise pollution	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered minor and positive although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are uncertain .	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered minor and positive although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are uncertain .	Housing led development could offer opportunities to improve air, noise and water pollution and drainage locally but, could create conflicts between existing employment sites around the regeneration area and potential residential areas on site. This could lead to increased incidents of noise, light and air quality complaints. Impacts are uncertain and would be influenced by site design.
	~~	~~	<i>VV</i>
to minimise the irreversible loss of undeveloped (greenfield) land	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other green field land available for employment development. Impacts are positive and of moderate to major significance.	The reuse of land in the Woodville regeneration area for mixed use development could reduce the need for agricultural or other green field land available for employment, housing or other forms of development. Impacts are positive and of moderate to major significance.	The reuse of land in the Woodville regeneration area for housing led development could reduce the need for agricultural or other green field land for housing or other forms of development. Impacts are positive and of moderate to major significance.
	V	~	<i>v</i>
to manage and reduce flood risk and surface water run-off	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered positive . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered positive . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered positive . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.
to reduce and manage the	The specific location of new mixed use	The specific location of new mixed use provision within this site is not likely to have a	The specific location of new mixed use provision within this site is not likely to have a

	~~	~~	~~
to protect and enhance architectural and archeological heritage of the district.	Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered positive and of moderate magnitude.	Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered positive , of moderate magnitude.	Redevelopment of the Woodville site offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered positive , and of moderate magnitude
	V	V	V
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly positive , but would be dependent on the extent to which sites can be preserved and safeguarded.	The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly positive , but would be dependent on the extent to which sites can be preserved and safeguarded.	The regeneration of land at Woodville Regeneration Area could help safeguard a number of listed buildings which are of cultural importance to the town (being some of the last remaining bottle kilns in the town). As such this site could ensure that at risk buildings are found a new use and a restored. Impacts are considered broadly positive , but would be dependent on the extent to which sites can be preserved and safeguarded.
to conserve and enhance the District's landscape and townscape character	Reuse of surplus land would ensure that urban fringe areas are not used for employment uses, it could also help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts likely to be positive, long term (duration of plan) and of major to moderate significance depending on the amount of land developed and its location.	Reuse of surplus land would ensure that urban fringe areas are not used for employment uses, it could also help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts likely to be positive , and of moderate of major significance depending on the amount of land developed and its location.	Reuse of surplus land for housing could help integrate this edge of town location with the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Impacts are positive and of moderate of major significance

Reviewed 12 May 2010 by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 7 July 2010

Themed Options – Design Excellence

Issue 14 – Design Excellence

Local Plan Approaches:

Design Excellence Option 1: Buildings For Life

- Influence the design of new development guided by best practice and policy set out in the National Planning Policy Framework
- Achieve a high quality of design in all areas through the adoption of Building for Life 12.

Summary of initial appraisal work:

See Commentary at end of this Schedule.

SA Objective	Business as Usual	Option 1
	 Existing national planning policy requires 	Criteria 10 of Buildings for Life 12, (BfL12)
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	biodiversity gain be sought within new developments. As such even without a building for	
	?	?
to provide decent and affordable homes that meet local needs	By not requiring better designed developments the council could help keep developer costs lower and this may enable developers to be able to offer a greater proportion of affordable homes on site. However, it is uncertain whether better design would necessarily have a financial cost and as such the impact of this approach is uncertain .	Criteria 4 of BfL12 encourages a mix of tenures be secured throughout new developments. However, securing buildings for life will come with a financial cost which may impact on the viability of some developments and hence the delivery of affordable housing. An uncertain effect has been identified.

	V	V
to improve the health and well-being of the population	National policy already supports the integration of open space and green infrastructure in new developments. As such without a specific locally based policy it is likely that most developments would include open space provision in line with current developments. Impacts are therefore considered minor to moderate significance and positive	Criteria to provide open space and parks and to improve pedestrian and cycle infrastructure are included in criteria 11 and 1 of BfL12. It is considered that such provisions will have a positive impact of moderate significance and will ensure delivery of new transport routes and GI enable.
		V
to improve community safety and reduce crime and fear of crime	No significant impacts identified	Criteria to provide public and private spaces that are overlooked and feel safe and to secure good design and management are included in Criteria 11 (public and private spaces). Such provisions will have minor to moderate positive impact and could help reduce fear of crime.
	V	V
to improve educational achievement and improve the District's skills base	Existing development arrangements already secure additional funding for the Local Education Authority via Section 106. Impacts are positive and of minor significance.	Criteria 2 of BfL12 encourages developments that are close to, or provide community facilities such as schools and could help supplement existing arrangements to secure additional funding by ensuring schools are well related to new development. Impacts are positive and of minor to moderate significance.
	V	V
to promote social inclusion and reduce inequalities associated with deprivation across the District	Existing national policy already requires that a mix of accommodation types is sought in new developments. Continuing to seek a mix of development sites will have minor positive impact and could help sustain mixed communities.	Criteria to provide a mix of accommodation types and tenures is included in criteria 4 of BfL12. This could help reduce levels of deprivation in many parts of the district by ensuring that development better reflects local need. Such provisions will have minor to moderate positive impact and could help sustain mixed communities.

	V	~~
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.	Existing national policy both highlight the need for developments to have regard to accessibility and be local sustainability. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective. Impacts are considered positive and of minor magnitude.	Criteria 1 of Buildings for Life encourages developments that are close to, or provide for community facilities such as schools, parks, play areas, shops etc. and requires that new development integrate with surrounding development As such it is considered that BFL will have positive (moderate) impact will improve local access to shops and other facilities.
	<u>v</u>	<i>VV</i>
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)	Existing national policy seeks to reduce the reliance on private car and improve local public transport and walking and cycling infrastructure. It is considered that such provisions will have positive (minor) impact	BFL seek to ensure that new developments are not car dominated and provide streets which are pedestrian and cycle friendly. Such provisions will have positive (major) impact, as it will support existing national and regional policy.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impacts identified	No significant impacts identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impacts identified	No significant impacts identified

	V	V
to enhance the vitality and viability of existing town and village centres	Existing national policy requires that new development is well related to existing town and village centres and others areas of service provision. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective and would help support existing town and local centres. Impacts are considered positive and of minor significance.	BfL12 requires new development to be located close to and well served by existing facilities (criteria 2). This could help support local services and community facilities. Impacts are considered to be of minor to moderate positive significance.
	V	<i>VV</i>
to improve the quality of new development and the existing built environment	Existing policy seeks to secure design appropriate to the wider locality and street scene but does not proactively encourage good design. As such it is considered under the BUA developments would still need to perform relatively well in terms of this objective. Impacts are considered positive and of minor significance.	The purpose of pursuing BFL is to improve the quality of the built environment. Adoption of the BFL standards would contribute significantly to the quality of built design. Building to BFL is considered likely to have a major positive impact.
	XX	X
to minimise waste and increase the reuse and recycling of waste materials	Existing national policy and legislation require waste to be minimised during construction. This could help secure a limited reduction in waste during construction. However new development would increase waste generation during construction and operation of new sites. Overall impacts are negative and of moderate to major significance.	Criteria 6 and 12 of BfL12 encourages the facilitation of site and building design which encourages the sustainable use of resources, for example through reducing construction waste and promoting recycling during the operational phase of the development. Building to BFL is would still result in an overall negative impact of considered of moderate significance.
	V	V
to promote sustainable forms of construction and sustainable use of natural resources	There is limited national guidance which requires sustainable design and construction although guidance is constantly emerging. Some improvements in design were considered likely as best practice emerges although perform under the BUA scenario would be positive it was considered to be of a minor significance.	Design and construction issues form part of the BFL12 Criteria 6 sets out a need to work with site context to deal with overheating. It also promotes developments that have a reduced environmental impact. As such BFL is considered likely to have a moderate positive impact.

	XX	X
to reduce water, light, air and noise pollution	Existing legislation and policy covers issues such as water air and noise pollution. Nonetheless significant housing and industrial/commercial growth would increase diffuse, noise, air and light pollution compared to current baseline. Impacts would be expected to be negative and of moderate to major significance.	Criteria 6 of BfL12 builds on existing policy and encourages the adoptions of sustainable urban drainage. BFL does not seem to support reduction in other types of pollution. Overall impacts would be negative and of moderate significance.
	XX	XX
to minimise the irreversible loss of undeveloped (greenfield) land	National policy prioritises brownfield land reuse. However there are insufficient brownfield sites in South Derbyshire to accommodate future housing and employment growth which means significant growth is likely to take place on greenfield locations. Impacts would lead to the permanent loss of previously undeveloped sites, negative and of major significance.	BFL prioritises brownfield land reuse. However there are insufficient brownfield sites in South Derbyshire to accommodate future housing and employment growth which means significant growth is likely to take place on greenfield locations. Impacts would lead to the permanent loss of previously undeveloped sites, negative and of major significance
	V	<i>v</i>
To reduce and manage flood risk and surface water runoff	National Policy supports development away from floodplains and using SUDS to reduce floodrisk at the site level. As such existing policy is considered likely to have a minor positive impact. Once implement SUDS legislation would be expected to improve performance of this option further in line with option 2.	Criteria 6 of Buildings for Life encourages the adoptions of sustainable urban drainage. Whilst most large developments now include SUDS it was considered that BFL could support the delivery of schemes which mimic natural drainage patterns and support local biodiversity (rather than traditional piped schemes). Impacts are likely to be positive and of minor to moderate significance.
	x	X
to reduce and manage the impacts of climate change and the District's contribution towards the causes	In the absence of detailed renewable or low carbon energy requirements, which are statutory, it was considered that homes would continue to be built to standards that would contribute notably to existing greenhouse gas emissions Impacts are considered negative and of moderate significance. Impacts would be temporary (as energy efficiency of homes (to be delivered through building regulations) will increase up to 2016 when all homes should be operationally carbon neutral.	Unlike the previous version of BFL, BfL12 no longer requires that new buildings outperform statutory minima related to energy and water efficiency. As such impacts would be comparable with the BaU option.

		V
To protect and enhance the cultural, architectural and archeological heritage of the District	National policy supports the protection of statutory archaeological and architectural sites from damage or impacts arising as a result of new development. No impacts identified.	BfL12 encourages development to make use of existing buildings and respect an areas distinctive character including non-statutory heritage features As such BFL would reinforce the impact on the architectural character and could perform better than relying on national guidance alone. Impacts are positive and of minor to moderate significance.
		V
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impacts identified.	BfL12 encourages better connectivity of development site. Whilst this may not directly improve access to heritage features it could have a minor positive and indirect effect against this objective
	XX	XX
to conserve and enhance the District's landscape and townscape character	National policy supports the protection of the landscape and townscape from damage or impacts arising as a result of new development. Nonetheless the scale of growth likely would lead to a negative impact on local landscape and townscape of major significance although this could reduce overtime as screening (new planting matures).	BfL12 encourages development to make use of existing buildings and landscape elements and respect an areas distinctive character including landscape and topography. As such a policy to implement BfL12 could help reduce the initial impact of new development. Impacts would be negative and of moderate to major significance

Reviewed 11 January 2010 by IB, RG, KE, RC, NS. Updated 20 May 2013

Energy Efficiency and Sustainable Construction

Issue 14 – Energy Efficiency and Sustainable Construction Options

Local Plan Approaches:

Low Carbon Option 1: Using Building Regulations (Business as Usual)

- To rely on statutory incremental increase in building regulations requirements for reductions in carbon emissions

Low Carbon Option 2: Set Targets

- Set Targets for Sustainable Construction in advance of statutory building regulations

Low Carbon Option 3: Higher Targets on Specific Sites

- To set higher standards for reductions in carbon emissions on specific identified strategic / exemplar sites

SA Objective	Option 1	Option 2	Option 3
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	No significant impact Identified	No significant impact Identified	No significant impact Identified
		X	×
to provide decent and affordable homes that meet local needs	No significant impact Identified	Would increase the initial cost of new housing. Temporary impact on all sites ahead of implementation of building regulations to deliver more energy efficient homes. Impacts are likely to be negative , but of uncertain magnitude.	Would increase the initial cost of new housing. Temporary impact on all sites ahead of implementation of building regulations to deliver more energy efficient homes. Impacts are likely to be negative , but of uncertain magnitude.

	v	~~	~~
to improve the health and well- being of the population	Will help support affordable warmth by reducing energy needs and costs in new homes. Impacts would be positive of moderate to major significance, with benefits becoming greater in the long term as all new homes to be carbon neutral by 2016	Increased energy efficiency standards would improve affordable warmth by reducing energy needs and costs in new homes. Impacts would be positive of moderate to major significance and temporary as changes to building regulations require all new homes to be carbon neutral by 2016 and commercial premises by 2019	Increased energy efficiency standards would improve affordable warmth across a limited number of sites by reducing energy needs and costs in new homes. Impacts would be temporary , positive of moderate to major significance.
to improve community safety and reduce crime and fear of crime	No significant impact identified	No significant impact identified	No significant impact identified
to improve educational achievement and improve the District's skills base	No significant impact identified	No significant impact identified	No significant impact identified
	V	v	V
to promote social inclusion and reduce inequalities associated with deprivation across the District	Improved efficiency standards delivered through building regulations should reduce energy and water usage and hence costs in new	Temporary and slightly enhanced positive impact of moderate significance on all sites ahead of implementation of building regulations to deliver more energy efficient	Temporary and slightly enhanced positive impact of moderate significance on all sites ahead of implementation of building regulations to deliver more energy efficient

To improve local accessibility to	?	X	X
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.	Relying on building regulations changes could allow developers time to adapt to higher energy efficiency standards in homes and may reduce financial burden on developers. However given the ambitious targets which exist this is uncertain and may only be a temporary impact	Would reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is uncertain .	Would reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is uncertain .
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)	No significant impact identified	No significant impact identified	No significant impact identified
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impact identified	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impact identified	No significant impact identified	No significant impact identified

to enhance the vitality and viability of existing town and village centres	No significant impact identified	No significant impact identified	No significant impact identified
	<i>v</i>	?	?
to improve the quality of new development and the existing built environment	This option could also support the delivery of Bfl12 standards on marginally viable site. Impacts would be positive and of minor significance.	Early provision of low carbon development could improve one aspect of urban design but could frustrate the delivery of other design elements (see issue 14) where it renders sites unviable. Impacts are uncertain .	Early provision of low carbon development could improve one aspect of urban design but could frustrate the delivery of other design elements (see issue 14) where it renders sites unviable. Impacts are uncertain .
to minimise waste and increase the reuse and recycling of waste materials	No significant impact identified	No significant impact identified	No significant impact identified
	v	~~	~~
to promote sustainable forms of construction and sustainable use of natural resources	Relying on building regulations will lead to a long term improvement in the sustainability of new homes and will improve construction techniques were efficiency improvements are through fabric improvements. However benefits will take longer to come forward. Impact are likely to be positive and of moderate significance over the plan period.	Sustainable construction will help improve the usability, durability and efficiency of new homes. Impacts will be positive and of moderate to major significance and temporary as national policy is likely to catch up over the plan lifetime.	Sustainable construction will help improve the usability, durability and efficiency of new homes. Impacts will be positive and of moderate to major significance and temporary as national policy is likely to catch up over the plan lifetime.

	<i>v</i>	V	V
to reduce water, light, air and noise pollution	Existing tightening of water usage standards in new homes and SUDS legislation could help reduce levels of water pollution. No other climate related impacts identified. Impacts would be positive and of moderate significance over the plan period	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.
	?	?	?
to minimise the irreversible loss of undeveloped (greenfield) land	Existing housing standards allows high-density developments. However it is unclear whether building regulation changes would lead to a reduction in density of developments due to technical issues. Impact is considered uncertain	Sustainable construction could lead to a reduction in development density if passive solar gain and solar and photovoltaic panels are used to deliver improved efficiency. Impact is uncertain as design solutions to allow high density development may be available.	Sustainable construction could lead to a reduction in development density if passive solar gain and solar and photovoltaic panels are used to deliver improved efficiency. Impact is uncertain as design solutions to allow high density development may be available.
	V	۲	v
To reduce and manage flood risk and surface water runoff	The introduction of SUDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be positive and of moderate significance.	Incorporation of green roofs, rainwater harvesting and sustainable drainage could secure a temporary improvement of water retention on site ahead of any future tightening of building regulations and introduction of SUDS legislation. Impacts would be positive and of moderate significance.	Incorporation of green roofs, rainwater harvesting and sustainable drainage could secure a temporary improvement of water retention on site ahead of any future tightening of building regulations and introduction of SUDS legislation. Impacts would be positive and of moderate significance.
	~~	~~	~~
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Adoption of energy efficient design and sustainable construction will significantly reduce GHG emissions from new homes. This reduction would be fully secured by 2016 in new homes and 2019. Impacts would be positive and moderate to major significance	Adoption of energy efficient design and sustainable construction will significantly reduce GHG emissions from new homes. Impacts would be similar to option 1, although could be deliver around two years earlier if the plan is adopted in 2014. Impacts would be positive and moderate to major significance	Adoption of energy efficient design and sustainable construction will significantly reduce GHG emissions from new homes. Impacts would be similar to option 1, although could be deliver around two years earlier if the plan is adopted in 2014. Impacts would be positive and moderate to major significance

	?	?	?
To protect and enhance the cultural, architectural and archeological heritage of the District	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are uncertain	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are uncertain	It is unclear whether increased energy efficiency standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are uncertain
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impact identified	No significant impact identified	No significant impact identified
	x	x	x
to conserve and enhance the District's landscape and townscape character	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure into new development (for example through allowable solutions). Impacts are likely to be negative and of minor to moderate significance	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure into new development (for example through allowable solutions). Impacts are likely to be negative and of minor to moderate significance	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure into new development (for example through allowable solutions). Impacts are likely to be negative and of minor to moderate significance

Reviewed 17 February 2010 by IB, RG, KE, RC, NS. Typed up 19 February 2010, Amended 21 May 2013, 31 July 2013.

Water and Flood Risk

Issue 16 – Water and Flood Risk

Local Plan Approaches: Flood Risk Option 1: No Development in the Flood Plain

Flood Risk Option 2 Special Exceptions Policy (Business As Usual)

SA Objective	Option 1	Option 2
	?	?
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	Total restriction of new development in the flood plain may restrict proposals which could deliver improvements in habitat, or support habitat creation, although it could also protect existing habitats located in areas of flood risk. Significance and direction of impact is uncertain .	Appropriate new development within the floodplain could help secure habitat creation, but could also lead to habitat losses. Significance and direction of impact is uncertain .
	x	<i>v</i>
to provide decent and affordable homes that meet local needs	Restrictions on new development within areas at flood risk could act as a constraint on new housing and employment provision. Impacts could be long term and negative lasting the duration of the plan and would be more significant in those communities which are wholly located in areas of flood risk.	Allowing housing in the floodplain in special circumstances could allow for new housing provision in all communities in South Derbyshire where there is an identified local need, including in those communities where flood risk exists at the settlement level. Given the relatively small number of settlements which are wholly at flood risk impacts would be minor, lasting the duration of the Plan (long term).

	<i>v</i>	X
to improve the health and well-being of the population	Developing away from areas which flood could ensure that no additional people or properties are affected by known flood risk. Impacts would be positive and of minor significance.	Development in areas of flood risk could increase the number of people living or working in areas that could flood. This could have a minor negative impact on the safety of local residents in a limited number of areas within South Derbyshire.
	<i>v</i>	X
to improve community safety and reduce crime and fear of crime	Developing away from areas which flood could ensure that no additional people or properties are affected by known flood risk. Impacts would be positive and of minor significance.	Development in areas of flood risk could increase the number of people living or working in areas that could flood. This could have a minor negative impact on the safety of local residents in a limited number of areas within South Derbyshire.
to improve educational achievement and improve the District's skills base	No significant impacts identified	No significant impacts identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	No significant impacts identified	No significant impacts identified

	×	v
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.	May restrict the provision of new services and facilities in settlements at flood risk, which may impact on settlement viability. Impacts would be for the duration of the plan (long term). Impacts would be negative and of minor significance and would affect those areas located in identified flood risk areas.	Provision of new development could help support existing community facilities and secure funding for additional or enhanced facilities locally. Impacts would be positive and of minor significance affecting those communities which are identified as being at floodrisk.
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)	No significant impacts identified	No significant impacts identified
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impacts identified	No significant impacts identified
	X	V
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	May restrict new economic development and business expansion in settlements at flood risk Impacts would negative and of minor to moderate significance and felt most significantly in those communities wholly located in areas of flood risk such as Hatton and Shardlow.	A more flexible approach to accommodate some appropriate forms of development in areas at floodrisk could have a minor to moderate positive impact in respect of this objective.

	X	V
to enhance the vitality and viability of existing town and village centres and	May restrict new development in settlements at flood risk which may impact on settlement viability by restricting new growth and associated provision of services. Impacts negative and of minor to moderate significance. Impacts would vary spatially with those communities located wholly within identified flood zones most affected	Provision of new development could help support existing local economies and secure funding for additional or enhanced facilities or services locally. Impacts would be positive and of minor significance.
	X	v
to improve the quality of new development and the existing built environment	This option may restrict the reuse of derelict unused site which could have a minor negative impact on the townscape of villages or other urban areas	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be positive and of minor significance.
to minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified	No significant impacts identified
to promote sustainable forms of construction and sustainable use of natural resources	No significant impacts identified	No significant impacts identified

to reduce water, light, air and noise pollution	No significant impacts identified	No significant impacts identified
	×	<i>v</i>
to minimise the irreversible loss of undeveloped (greenfield) land	Presumption against reusing Previously Developed Land located in areas at flood risk would give rise to a minor negative impact.	This option would allow for the reuse of brownfield sites at flood risk reducing the need for greenfield land elsewhere. Given the relatively limited amount of previously developed land at flood risk within the District it is considered that this options would give rise to a minor positive impact.
	V	×
To reduce and manage flood risk and surface water runoff	This option would ensure that no new development is located in areas at flood risk including on previously developed sites. Impacts against this objective would be positive and of minor significance.	This option may allow limited new development in areas at flood risk (or future flood risk) where special justification exists. As such this policy could lead to an overall increase in the number of homes and businesses at risk of flooding. Impacts would be negative and of minor significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	v	x
	This option would ensure that no new development is located in areas likely to be at flood risk in the future due to climate change.	This policy would allow limited new development in areas at floodrisk and could therefore lead to additional homes being affected as a result of changes to flood zones cuased by climate change. Impacts would be negative and of minor significance

To protect and enhance the cultural, architectural and archeological heritage of the District	No significant impact identified	No significant impact identified
	-	-
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impact identified	No significant impact identified
	X	٧
to conserve and enhance the District's landscape and townscape character	A blanket presumption against development in the floodplain could stymie future development in some villages within the development, or other locations of identified landscape or townscape value. Impact would be negative and of minor significance.	Allowing limited new development in areas at flood risk where special circumstances justify it could ensure that derelict or run down or underused sites can be regenerated or improved having regard to local context. Impacts would be positive and of minor to moderate significance.

Reviewed 17 February 2010 by IB, RG, KE, RC, NS. Typed up 17 February 2010, updated 31 Jul 2013.

Water Supply

Issue 17 – Water Supply

Local Plan Approaches: Water Supply Option 1: Maintain Current Building Regulations Standards

Water Supply Option 2: Higher Standards: Specification of High Environmental Standards Relating to Water Supply

SA Objective	Option 1	Option 2
	X	X
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	The BAU scenario would result in increased water usage and in turn increased effluent discharges to rivers and other watercourses. This could have a negative impact on the condition of local watercourses and could in the most sensitive catchments impact on the ability of rivers and brooks to support local biodiversity. Additional growth would have a negative impact of moderate significance.	Water reduction (supported through planning policy) could enable water companies to reduce abstractions in sensitive catchments, without putting further pressure or less sensitive supplies; it could also support summer flow levels in many local rivers. However growth would still result in significant increases in point source pollution in some catchments although at a slower pace than option 1. Overall impacts negative and of minor to moderate significance.
to provide decent and affordable homes that meet local needs	No significant impacts identified	No significant impacts identified

to improve the health and well-being of the population	No significant impacts identified	No significant impacts identified
to improve community safety and reduce crime and fear of crime	No significant impacts identified	No significant impacts identified
to improve educational achievement and improve the District's skills base	No significant impacts identified	No significant impacts identified
	V	V
to promote social inclusion and reduce inequalities associated with deprivation across the District	Reduced water consumption would be delivered through recent building regulations changes. This could help reduce costs for all parts of the community. Impacts are considered to be minor (as building regulations will already see measures to reduce water consumption to 125 l/p/d regulated usage significantly lower than average consumption (143l/p/d) at present.	Further reduced water consumption to 105 l/p/d could help reduce water supply and disposal costs for residents moving to new homes. Impacts are considered to be minor to moderate significance .

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.	No significant impacts identified	No significant impacts identified
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)	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be minor and temporary as new treatment works capacity would still be required due to the number of new homes proposed.	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be minor to moderate in magnitude and temporary as new treatment works capacity is still likely to be required due to the number of new homes proposed.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	 No significant impacts identified	 No significant impacts identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impacts identified	No significant impacts identified

to enhance the vitality and viability of existing town and village centres and	No significant impacts identified	No significant impacts identified
	V	v
to improve the quality of new development and the existing built environment	Improvements to water efficiency will allow homes to adequately meet the needs of occupiers, at lower financial and environmental cost. Impacts would be positive and of minor significance.	Improvements to water efficiency will allow homes to adequately meet the needs of occupiers, at lower financial and environmental cost. Impacts would be positive and of minor significance .
	x	x
to minimise waste and increase the reuse and recycling of waste materials	Improvements in water efficiency in new homes will help slow overall demand for potable water supplies, although overall some growth in demand is expected given the scale of growth proposed. This will help slow increases in energy use for treating and transporting water. Impacts would be negative and of moderate significance.	Enhanced improvements in water efficiency in new homes will help slow overall demand for potable water supplies, although overall some growth in demand is expected given the scale of growth proposed. Measures will help slow increases in energy use for treating and transporting water. Impacts would be negative of moderate significance.
	V	V
to promote sustainable forms of construction and sustainable use of natural resources	Improvements in water efficiency will contribute to significantly reducing water demand for potable water from households and businesses. Impacts would be positive and of minor significance .	Improvements in water efficiency will contribute to significantly reducing water demand for potable water from households and businesses. Impacts would be positive and of minor significance .

	XX	X
to reduce water, light, air and noise pollution	Even where per household water usage falls (as a result of Building regulation requirements) the scale of development growth could exacerbate water quality issues in many of the district's rivers which are failing to meet WFD or Habitats Directive objectives or targets. Impacts would be negative impact of moderate to major significance.	Increased water usage due to large scale growth would be partly mitigated by the adoption of stricter water usage standards in new development. This would help slow down the rate of additional discharges (which would include nutrient and other pollutants) to local watercourses. Impacts would be negative and of moderate significance.
to minimise the irreversible loss of undeveloped (greenfield) land	No significant impacts identified No significant impacts identified	
		V
To reduce and manage flood risk and surface water runoff	No significant impacts identified	Water efficiency measures such as rainwater collection can help attenuate water and make a slight or minor contribution towards reducing flood risk.
	v	v
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Improvements to water efficiency in new building (demand management) will allow water companies to meet future water demand in the future (even taking into water losses associated with climate change. Impacts would be positive and of minor significance.	Enhanced improvements to water efficiency in new building (demand management) will allow water companies to meet future water demand in the future (even taking into water losses associated with climate change. Impacts would be positive and of minor significance.

To protect and enhance the cultural, architectural and archeological heritage of the District	No significant impacts identified	No significant impacts identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impacts identified	No significant impacts identified
to conserve and enhance the District's landscape and townscape character	No significant impacts identified	No significant impacts identified

Reviewed 4 February 2010 by IB, RG, KE, RC, NS. Typed up 5 February 2010, Updated 22 May 2013, 5 August 2013

Surface Water

Issue 18 – Waste and Surface Water

Local Plan Approaches:

Surface Water Option 1: Business as Usual

Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)

Surface Water Option 2: Higher Standards:

Specification of high environmental standards relating to surface water management

SA Objective	Option 1	Option 2	
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	New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS in accordance with best practice could also improve biodiversity on site. Impacts would be positive and of minor to moderate significance.	✓ New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS, which policy would require to mimic natural systems could improve biodiversity on site and would apply to all sites rather than just the largest developments. Impacts would be positive and of minor to moderate significance.	
		×	
to provide decent and affordable homes that meet local needs	No significant impact identified	The cost of developing complex SUDs systems beyond requirements set out in national policy and guidance and the cost of managing these could reduce developer contributions available to deliver affordable housing. The extent of any impact is uncertain but the direction of impact is likely to be negative .	

to improve the health and well-being of the population	No significant impact identified	No significant impact identified
to improve community safety and reduce crime and fear of crime	No significant impact identified	No significant impact identified
to improve educational achievement and improve the District's skills base	No significant impact identified	No significant impact identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	No significant impact identified	No significant impact identified

		×
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.	No significant impact identified	The costs of developing more complex systems for SUDs and their long term management could reduce contributions towards open space, other green infrastructure (although SUDS schemes could form part of such provision), schools and health facilities design of schemes could also add barriers to access on a site basis. Impact is considered. Impacts are negative and of minor significance.
	<i>VV</i>	<i>VV</i>
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)	Use of SUDs in accordance with national requirements could reduce wastewater flows to treatment works as water could in many cases be treated or stored on site and released directly in to local watercourses or the ground. Impacts are considered to be of moderate to major significance and positive	Use of SUDS which mimic natural drainage patterns could reduce wastewater flows to treatment works as water could in many cases be treated or stored by on site and releases directly in to local watercourses. Impacts are considered to be of moderate to major significance and positive
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impact identified	No significant impact identified

to enhance the vitality and viability of existing town and village centres and	No significant impact identified	No significant impact identified
	V	<i>v</i>
to improve the quality of new development and the existing built environment	National requirements for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development although there remains uncertainty about when requirements will be implemented. Post implementation Impacts are considered and positive of minor to moderate significance.	Higher standards for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development. Impacts are considered and positive of minor to moderate significance.
	?	V
to minimise waste and increase the reuse and recycling of waste materials	It is unclear whether national policy and guidance will promote rainwater harvesting of grey water recycling once implemented. Impacts are uncertain	Development of SUDS could include attenuation of water for use in new developments or could include provisions for grey water recycling or rainwater harvesting. Minor positive impacts, could be secured through higher standards in respect of waste and surface water.
	V	<i>VV</i>
to promote sustainable forms of construction and sustainable use of natural resources	Existing piped SUDS schemes will help treat water at source and as such a continuation of this policy would contribute towards the delivery of relatively sustainable construction. Impacts are of moderate significance and positive	Higher standards for dealing with waste water through SUDs could ensure that water is treated by natural means and held on site and released at greenfield rates or lower to the benefit of the local water environment. It could also support grey water recycling of rainwater harvesting. Impacts would be of positive and of moderate to major significance.

	X	
to reduce water, light, air and noise pollution	The provision of SUDS on larger sites would largely mitigate the impacts of surface water pollution by allow the onsite treatment of water. However some impacts would still be expected on smaller sites. Impacts would be negative and of minor significance.	The provision of SUDS which mimic natural drainage patterns across all sites would largely mitigate the impacts of surface water pollution by allowing the onsite treatment of water across new sites. No significant impacts likely.
	x	X
to minimise the irreversible loss of undeveloped (greenfield) land	Provision of traditional SUDS schemes in new developments could increase greenfield land take and lead to lower density development. Impacts would be negative and of minor significance.	Provision of SUDs schemes which mimic natural drainage patterns in new developments could increase greenfield land take. Impacts are considered minor as SUDS scheme could contribute to informal open space requirements. Impacts would be negative and of minor significance.
	V	~~
To reduce and manage flood risk and surface water runoff	Attenuation of water on site, or infiltration into the ground with limited or gradual release into local water courses could significantly reduce flood risk within and around a new development site. Impacts are likely to be positive and moderate significance.	Attenuation of water on site, or infiltration into the ground with limited or gradual release into local water courses could significantly reduce flood risk within and around a new development site. Impacts are likely to be positive and moderate to major significance
	v	v
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Reduction or control of surface water flows into local water courses could help reduce future flood risk. Impacts are considered positive and of minor significance.	Reduction or control of surface water flows into local water courses could help reduce future flood levels (based on climate change forecasts). Infiltration of surface water could also help recharge groundwater levels. Impacts are considered positive and of minor to moderate significance.

To protect and enhance the cultural, architectural and archeological heritage of the District	No significant impact identified	No significant impact identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impact identified	No significant impact identified
to conserve and enhance the District's landscape and townscape character	No significant impact identified	No significant impact identified

Reviewed **4 February 2010** by IB, RG, KE, RC, NS. Typed up 4 February 2010, Updated 5 August 2013.

Affordable Housing

Issue 19 – Affordable Housing

Local Plan Approaches: Affordable Housing Option 1: Lower Threshold

- Increase provision of affordable dwellings by setting a lower threshold

Affordable Housing Option 2: Increased Requirement

- Increase the provision of affordable housing required on sites which exceed the qualifying site size threshold.

Affordable Housing Option 3: Allocate Sites

- Allocate sites solely for affordable housing to meet specific local needs

SA Objective	Business As Usual	Option 1	Option 2	Option 3
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	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
	~	~~	~~	~~
to provide decent and affordable homes that meet local needs	Major applications deliver some affordable housing and have historically made limited contributions towards affordable housing provision Contributions have typically been secured on site of more than 15 dwellings and contributions negotiated on a case by case basis. Contributions make a limited contribution to affordable housing supply. Impacts are positive and of minor significance.	By lowering the threshold at which affordable homes will be required it increased provision could be secured. Impacts would be positive and of major significance.	By increasing the proportion of new homes, which must be affordable greater numbers of affordable homes, can be secured within proposed development sites. Impacts would be positive and of major significance	Allocating sites for solely for affordable homes would allow homes to be provided where there is an identified local need where they would not ordinarily be permitted. Impacts would be of moderate to major significance and positive .

	v	~~	~~	v
to improve the health and well-being of the population	The provision of affordable in line with recent delivery rates would make a minor positive contribution to the health and well being of the District's population by increasing the overall supply of affordable homes, albeit at a rate below identified requirements	The provision of greater number of additional affordable housing will allow a greater proportion of the households and waiting lists to access good quality housing. Impacts are considered to be positive and of moderate to major significance.	The provision of greater numbers affordable housing per site will allow more residents to access good quality housing. Impacts are considered to be positive and of moderate to major significance.	Allocating sites for affordable homes would allow homes to be provided where there is an identified local need. Impacts would be positive and of moderate significance.
to improve community safety and reduce crime and fear of crime	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
to improve educational achievement and improve the District's skills base	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
	v	~~	~~	<i>vv</i>
to promote social inclusion and reduce inequalities associated with deprivation across the District	The provision of existing levels of affordable homes would make a minor positive contribution towards reducing inequalities through increasing access to low cost housing.	The provision of additional affordable housing by reducing thresholds will bring forward a greater number of homes to meet identified local need. Impacts are considered to be positive and of moderate to major significance.	The provision of additional affordable housing on each site will allow a greater proportion of the community to access good quality housing. Impacts are considered to be positive and of moderate to major significance.	Allocating sites for affordable homes would allow homes to be provided where there is an identified local need for low cost homes. Impacts would be positive and of moderate to major and long term .

To improve local				v
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.	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The allocation of sites for affordable homes could allow the Authority opportunity to secure homes in locations best served by public transport and well related to key local services. Impacts positive and of moderate significance.
				?
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)	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The allocation of sites for affordable homes could ensure new developments are located where there is existing infrastructure capacity to accommodate new homes. However, in rural locations, where there is a housing need this may lead to increases in the need to travel. Impacts are uncertain
				==
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Even based on existing 'low' levels of affordable housing requirements some housing sites may be unviable in the current economic climate. This could depress housing delivery which would have a knock on impact on the construction sector as well as some other parts of the local economy. However, this issue could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	Increased affordable housing requirements could have a negative impact on the viability of some developments in current market conditions. However it is considered that the need to provide more homes would have a negligible or insignificant impact during normal market conditions which are likely to return within the Plan period. Short term impacts could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	Increased affordable housing requirements could have a negative impact on the viability of some developments in current market conditions. However it is considered that the need to provide more homes would have a negligible or insignificant impact during normal market conditions which are likely to return within the Plan period. Short term impacts could be overcome by the phasing of sites and by ensuring sufficient reserve sites are accommodated with the Plan	No Significant Impacts Identified
				<u>۷</u>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The allocation of new sites could ensure homes are well related to employment uses ensuring that businesses have access to the local labour force. Small scale housing in rural locations could also support nearby shops and services. Impacts would be minor and positive .

				V
to enhance the vitality and viability of existing town and village centres	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The allocation of new sites could ensure homes are well related to existing community services and could help improve the viability of such facilities. Impacts would be minor and positive .
		?	?	<i>v</i>
to improve the quality of new development and the existing built environment	No Significant Impacts Identified	Increasing the requirement for affordable homes could ensure that new developments better reflect local need. However onerous affordable housing requirements could reduce viability of schemes which may affect the quality of design of urban spaces. Impacts are uncertain	Increasing the requirement for affordable homes could ensure that new developments better reflect local need. However onerous affordable housing requirements could reduce viability of schemes which may affect the quality of design of urban spaces. Impacts are uncertain	Allocation of sites could provide the Authority opportunity to masterplan the site or set out detailed urban design requirements and or target new development to locations in need of regeneration. Impacts are considered of minor to moderate significance and positive
to minimise waste and increase the reuse and recycling of waste materials	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
to promote sustainable forms of construction and sustainable use of natural resources	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified

to reduce water, light, air and noise pollution	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
		X		Х
to minimise the irreversible loss of undeveloped (greenfield) land	No Significant Impacts Identified	Setting a lower threshold could stymie the redevelopment of smaller previously developed sites which tend to make up windfall sites. Impacts would be negative and of moderate significance.	No Significant Impacts Identified	The specific allocation of affordable housing or exception sites is likely to lead to the loss of Greenfield sites around existing rural settlements. Impacts would be permanent , of minor significance (as only a small number most schemes would be considered likely) and negative
To reduce and manage flood risk and surface water runoff	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified

To protect and enhance the cultural, architectural and archeological heritage of the District	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The provision of specific allocations for affordable homes could have a negative impact on heritage assets such as listed buildings or conservation areas although impacts would be dependent on location. Uncertain Impacts identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No Significant Impacts Identified			
				Х
to conserve and enhance the District's landscape and townscape character	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	The provision of specific allocations for affordable homes, especially on Greenfield sites could have a negative impact on local landscape or townscape around the district's villages Impacts are likely to be permanent , and negative , although the significance of impacts would be dependent on the location of sites, their scale and number.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 31 March 2010, updated 23 May 2013, 6 August 2013.

Housing Densities, Mix and 'Town Cramming'

Issue 20 – Housing Densities, Mix and 'Town Cramming'

Local Plan Approaches:

Housing Density and Mix Option 1: Standard Minimum Density

- Adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings

Housing Density and Mix Option 2: Area Based Approach

- Apply appropriate approaches to housing design, type and density in different parts of the District.

SA Objective	Option 1	Option 2
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	No significant impact identified	No significant impact identified
		V
to provide decent and affordable homes that meet local needs	No significant impact identified	The application of locally derived housing requirements which require development to have regard to evidence set out in the Strategic Housing Market Assessment in respect of type and mix could help to provide more locally appropriate housing types. Impacts are considered to be positive and of moderate significance.

		V
to improve the health and well-being of the population	No significant impact identified	This approach could allow the delivery of more flexible housing schemes. For example the provision of new bungalows or lifetime homes which may need to be built at a significantly lower densities than a general specified density. Impacts are considered to be minor to moderate significance and positive .
to improve community safety and reduce crime and fear of crime	No significant impact identified	No significant impact identified
to improve educational achievement and improve the District's skills base	No significant impact identified	No significant impact identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	No significant impact identified	No significant impact identified

		?
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.	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are uncertain .
		?
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)	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are uncertain .
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impact identified	No significant impact identified

to enhance the vitality and viability of existing town and village centres and	No significant impact identified	No significant impact identified
	?	<i>VV</i>
to improve the quality of new development and the existing built environment	Impacts are uncertain and would depend on the standardised density set out in any policy	This option would allow developments to be better designed and implemented to reflect the density and mix of the area in which they are located. Impacts are considered to be positive and of moderate to major significance.
to minimise waste and increase the reuse and recycling of waste materials	No significant impact identified	No significant impact identified
		?
to promote sustainable forms of construction and sustainable use of natural resources	No significant impact identified	Less dense development patterns could provide beneficial impacts by allowing sustainable designs such as solar gain, or orientation of homes to reduce energy usage. However it could also lead to the inefficient use of greenfield land. Impacts are uncertain.

	 ✓ 	\checkmark
to reduce water, light, air and noise pollution	A standardised density approach may make onsite treatment of surface water less likely and may reduce the likelihood of securing SUDS which reflect natural drainage patterns and discharge to ground. As a result discharge may be direct to nearby watercourses However such systems should still offer some potential to reduce urban diffuse pollution. Impacts are positive and of minor significance.	An area based density approach may improve the likelihood of surface water treatment on site by providing sufficient land to allow less engineered schemes which mimic natural drainage. Impacts are positive and of moderate significance
	?	X
to minimise the irreversible loss of undeveloped (greenfield) land	Impacts are uncertain and would depend on the standardised density set out in any policy.	A more flexible approach to building mix and density could lead to lower density development. This could trigger the need for additional greenfield releases to meet the districts full housing requirement. Impacts would be negative although the magnitude of impacts is uncertain and would be dependent on the overall densities of new developments.
	\checkmark	\checkmark
To reduce and manage flood risk and surface water runoff	A standardised density approach may make onsite treatment of SUDS less likely (although schemes will need to serve development following implementation of Schedule 3 of the Flood and Water Management Act). Impacts are likely to be positive and of minor to moderate significance.	A more flexible approach to design density standards could allow developers to include more effective, multifunction SUDS schemes, and reduce the likelihood of engineered schemes being included within new developments. Impacts are positive and of moderate significance.
	?	?
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Impacts are uncertain and would depend on the standardised density set out in any policy	Less dense development patterns could provide beneficial impacts by allowing sustainable designs such as solar gain and the incorporation of green spaces and sustainable drainage systems on site, but it could also lead to dispersed development patterns which may make serving developments via public transport or may deter residents from walking or cycling. Impacts are uncertain.

	?	 ✓
To protect and enhance the cultural, architectural and archeological heritage of the District	Impacts are uncertain and would depend on the standardised density set out in any policy.	A more flexible approach to development could allow for low-density developments around areas of heritage importance such as listed buildings or conservation areas and could allow designs to reflect the historic character of surrounding areas Impacts are considered positive and of minor to moderate significance
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impact identified	No significant impact identified
	?	~~
to conserve and enhance the District's landscape and townscape character	Impacts are uncertain and would depend on the standardised density set out in any policy.	A more flexible approach to development, which could allow developers to design softer transitional areas between the urban edge and countryside and could assist in integrating new development into the wider urban area by reflecting the existing urban vernacular. Impacts are considered to, positive and of moderate to major significance.

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 31 March 2010, updated 23 May 2013, 8 August 2013

Special Areas of Housing Need

Issue 21 – Special Areas of Housing Need

Local Plan Approaches:

Lifetime Homes Option 1: Using Building Regulations (business as Usual)

- To rely on statutory incremental increase in building regulations requirements for the provision of lifetime homes

Lifetime Homes Option 2: Set Targets

- Set targets for lifetime homes provision in advance of statutory building regulations

Lifetime Homes Option 3: Higher Targets on Specific Sites

- to set higher targets for lifetime homes on specific identified strategic / exemplar sites

SA Objective	Option 1	Option 2	Option 3
To sucid domestic to design stad			
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	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.

	?	~~	~~
to provide decent and affordable homes that meet local needs	Relying on building regulations could over time deliver some of elements of lifetime homes, Although it is unclear over what timeframe, or to what extent building regulations would come into force. Impacts are uncertain .	Setting targets in respect of lifetime homes would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of major significance and positive .	Setting targets in respect of lifetime homes would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of moderate to major significance and positive .
	?	~~	~~
to improve the health and well- being of the population	Building regulations could overtime make new homes more adaptable to changing needs, although it is unclear if or when such changes could occur. Impacts are uncertain .	Setting targets in respect of lifetime homes would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life Impacts would be of major significance and positive .	Setting targets in respect of lifetime homes would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life. Impacts would be of moderate to major significance and positive
	?	V	v
to improve community safety and reduce crime and fear of crime	It is unclear whether changes to building regulations in the future could have a demonstrable impact against this objective. Impacts are uncertain.	Introducing lifetime homes target ahead of national standards coming into force could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be minor to moderate significance and positive .	Introducing lifetime homes target ahead of national standards coming into force could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be minor significance and positive .
to improve educational achievement and improve the District's skills base	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.

	?	<i>v</i>	<i>v</i>
to promote social inclusion and reduce inequalities associated with deprivation across the District	It is uncertain whether changes to building regulation could reduce inequalities associated with housing deprivation.	Introduction of lifetime homes ahead of national standards could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of minor significance and positive .	Introduction of lifetime homes ahead of national standards could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of minor significance and positive .
To improve local accessibility to	V	X	X
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.	Less onerous design standards could improve site viability and could in some cases allow developers to provide better quality community facilities, open space and sports provision on new sites. Impacts would minor and positive	Introduction of lifetime homes ahead of building regulations standards could increase the cost of developments, which could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc). Impacts are considered to be minor and negative	Introduction of lifetime homes ahead of building regulations standards could increase the cost of developments, which could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc.). Impacts are considered to be minor and negative
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)	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to enhance the vitality and viability of existing town and village centres	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
	?	V	V
to improve the quality of new development and the existing built environment	Relying on building regulations could improve general housing quality across the plan period, including in respect of many of the elements included within lifetime homes. However impacts are uncertain in respect scope and timing.	Introduction of lifetime homes ahead of building regulations standards could increase the quality and suitability of new homes for local residents. Impacts are considered to be of minor significance and positive	Introduction of lifetime homes ahead of building regulations standards could increase the quality and suitability of new homes for local residents. Impacts are considered to be of minor significance and positive
	?	۲	V
to minimise waste and increase the reuse and recycling of waste materials	Building regulations changes could require defined storage areas for waste and recyclable material although it is unclear whether such changes will come forward and what specific requirements could look like. Impacts are uncertain.	Lifetimes homes standards would require new development to meet minimum storage areas which could allow all new residents to fully utilise(by allowing storage of all bins) the districts waste collection services. Impacts are positive and of minor significance.	Lifetimes homes standards would require new development to meet minimum storage areas which could allow all new residents to fully utilise (by allowing storage of all bins) the districts waste collection services. Impacts are positive and of minor significance.

to promote sustainable forms of construction and sustainable use of natural resources	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to reduce water, light, air and noise pollution	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to minimise the irreversible loss of undeveloped (greenfield) land	In the absence of lifetime homes standards being included in the Plan it may be possible to build at slightly higher densities. However the Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. No impact identified.	Lifetime homes could lead to lower density development although this remains uncertain , and would in any case only be over a temporary period as part M of the building regulations will make many of the requirements of lifetime homes mandatory. The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. No impact identified .	Lifetime homes could lead to lower density development although this remains uncertain , and would in any case only be over a temporary period as part M of the building regulations will make many of the requirements of lifetime homes mandatory. The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. No impact identified.
To reduce and manage flood risk and surface water runoff	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
To protect and enhance the cultural, architectural and archeological heritage of the District	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to conserve and enhance the District's landscape and townscape character	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.

Reviewed **4 February 2010** by IB, RG, KE, RC, NS. Typed up 4 February 2010, Updated May 28 2013, August 12 2013

Town Centres and Retailing

Issue 22 – Town Centres and Retailing

Local Plan Approaches:

Town Centres Option 1: Priority to A1 Uses (Business as Usual)

- Afford the highest priority to A1 usage in the primary shopping frontages

Town Centres Option 2: Mixed Use Approach

- Allow for a wider mix of town centre uses in the primary shopping areas.

SA Objective	Option 1	Option 2
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	 No significant impacts identified	 No significant impacts identified
to provide decent and affordable homes that meet local needs	No significant impacts identified	No significant impacts identified

to improve the health and well-being of the population	No significant impacts identified	No significant impacts identified
	?	V
to improve community safety and reduce crime and fear of crime	Onerous town centres use requirements could frustrate the development of non A1 uses such as cafes, bars, and leisure uses and may restrict opportunities to strengthen the evening economy where people are content to visit after dark. However, the development of additional bars and pubs could also increase antisocial. Impacts are uncertain .	More flexible approach to development in town and village centres could help tackle vacant units and improve footfall, both of which could reduce opportunities for crime and antisocial behaviour. Impacts are positive , and of minor significant.
to improve educational achievement and improve the District's skills base	No significant impacts identified	No significant impacts identified
	?	?
to promote social inclusion and reduce inequalities associated with deprivation across the District	Strengthening of A1 retail offer in the long term could provide benefits to the community especially those without access to shopping centres or facilities. However in the short-term restrictions on retail uses could undermine the viability of existing centres and could make future investment more difficult to secure. Impacts of running a restrictive A1 policy are uncertain and could vary during the plan period due to external market forces.	More flexible approach to development in town and village centres could help tackle vacant units and provide a short term improvement in retail offer for residents who can not access other shopping centres within or outside of the district. However in the long term a more relaxed approach to retail policy could undermine the viability of the districts main town and village centres and could have negative impact on local retail offer.

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.	No significant impacts identified	No significant impacts identified
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)	No significant impacts identified	No significant impacts identified
	?	V
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Onerous planning restrictions to control non A1 uses in the core retail area could stifle economic investment which could undermine the growth of the Districts main town and village centres. However in the longer term is could also ensure that a viable retail core is protected. Impacts are considered uncertain .	A more relaxed retail policy approach could accommodate alternative retail or leisure uses and could help strengthen local retail offer generally, and reduce leakage of retail and leisure spend in to surrounding districts/towns. Impacts are considered moderate significance and positive .
	?	V
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	A policy to protect key (core) retail areas could strengthen local A1 retail, however it could also lead to a loss of shops which may not be replaced by alternative employment generating uses. Impacts are uncertain.	This policy would allow for a more flexible approach in accommodating retail units in town and village centres. Impacts are considered minor and positive .

	?	?
to enhance the vitality and viability of existing town and village centres and	Restrictions on allowing alternative uses could have a negative impact on the vitality of core retail areas in the short term but could help protect the viability of retail offer over the longer term (have a positive impact). Impacts are uncertain and may vary over the plan duration.	Flexibility in allowing non A1 use in the core retail area could have a positive impact on the vitality of shopping areas in the short term but could have a detrimental impact on the viability of retail centres over the longer term. Impacts are uncertain and may vary over the plan duration.
to improve the quality of new development and the existing built environment	No significant impacts identified	No significant impacts identified
to minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified	No significant impacts identified
to promote sustainable forms of construction and sustainable use of natural resources	No significant impacts identified	No significant impacts identified

to reduce water, light, air and noise pollution	No significant impacts identified	No significant impacts identified
to minimise the irreversible loss of undeveloped (greenfield) land	No significant impacts identified	No significant impacts identified
To reduce and manage flood risk and surface water runoff	No significant impacts identified	No significant impacts identified
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No significant impacts identified	No significant impacts identified

	?	?
To protect and enhance the cultural, architectural and archeological heritage of the District	Restrictions on allowing alternative uses could have a negative impact on architectural heritage if it were to lead to stagnation of key town or village centres, especially as both Swadlincote and Melbourne town centres are located in a conservation area. However restriction on new uses could help protect the existing fabric of the town. Impacts are considered uncertain .	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts and broader character of the area. Impacts are considered uncertain .
	?	?
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Restrictions on allowing alternative uses could have a negative impact on cultural heritage if it were to lead to stagnation of key town or village centres. However restrictions on new uses could help protect the existing fabric and cultural heritage of the town. Impacts are considered uncertain .	Flexibility in allowing non A1 use in the core retail area could ensure cultural assets in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts and other cultural assets which help define the broader character of the area. Impacts are considered uncertain .
	?	?
to conserve and enhance the District's landscape and townscape character	Restrictions on allowing alternative uses could have a negative impact on townscape character if it were to lead to stagnation of key town or village centres and a proliferation of empty shops. However restricting uses could also help safeguard existing town and village centres in the long term. Impacts are considered uncertain.	Flexibility in allowing non A1 use in the core retail area could ensure that the character of Swadlincote town centre and village centres is safeguarded. However inappropriate uses could undermine local townscape character. Impacts are considered uncertain .

Reviewed **11 January 2010** by IB, RG, KE, RC, NS. Typed up 9 February 2010, updated 14 August 2013.

Infrastructure

Issue 23 – Infrastructure

Local Plan Approaches:

Infrastructure Option 1 (General): Wider Developer Contributions

- Widen the types of development from which developer contributions will be sought.

Infrastructure Option 2: Section S106 Contributions (Business as Usual)

- Funding new infrastructure through the negotiation of developer contributions through S106

Infrastructure Option 3: Introduce Levy

- Introduce a community Infrastructure Levy (CIL)

Infrastructure Option 4: Introduce Levy and S106

- Combining a community infrastructure levy with negotiation of Section 106.

SA Objective	Option 1	Option 2 (BAU)	Option 3	Option 4
	<i>v</i>	V	v	۲
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	This approach could widen the types of development, which would be required to include developer contributions. These additional funds could provide greater opportunity to fund GI provision and wildlife improvements. However improvements would need to be well related to the development in terms of location and requirements of development. Impact would be positive , of moderate magnitude and long term	This option would continue to provide funding for GI, and wildlife enhancements associated with specific developments. Although it is unlikely to offer scope for improvements away from development areas. Impacts would be minor , positive and long term .	This option would allow for contributions to be decoupled from development. This could contribute towards wildlife site improvements, green infrastructure provision and other environmental improvements in all areas of the District. Impacts would be positive and long term and, of moderate significance	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance GI and wildlife provision away from new development areas, but also improve wildlife sites close to areas of new development (and hence areas where pressure on existing assets could occur). Impacts would be positive , of moderate significance and long term .

	?	~~		~~
to provide decent and affordable homes that meet local needs	Seeking contributions could raise more money to support affordable housing but if based on S106 would need to be related to development being built and as such may not yield additional homes. Impacts are uncertain .	Developer contributions could help to provide new housing (including affordable housing) development in locations earmarked for growth where need is greatest. Impacts of this policy are considered to be generally positive and long term and of a moderate to major significance.	CIL would not be used for affordable housing delivery. No impacts identified	A combination of CIL and S106 could allow opportunity to secure funds for new affordable housing provision together with the necessary infrastructure provision to support growth. Impacts are positive and of major significance.
	7	v	v	v
to improve the health and well-being of the population	Additional funds could provide greater opportunity to fund GI provision, including formal and informal recreation provision. It could also contribute toward improvements to existing or new healthcare facilities. Impacts would be positive , although the significance of impacts would be uncertain and dependent on the significance of additional contributions.	This option would continue to provide funding for GI and health care facilities such as doctors surgeries to areas around new development. Although it offers no scope for improvements away from new development areas. Impacts would be minor and positive .	This option would allow funding to be decoupled from developer contributions. This could contribute towards, green infrastructure provision and the provision of healthcare facilities in all areas of the District. Impacts could be positive and long term and, of minor to moderate significance.	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance GI and health care facilities away from new development areas, but also improve those sites closest to areas of new development (and hence areas where pressure on existing assets could occur). It could also create greater certainty regarding the timing and scale of infrastructure needed to support growth. Impacts would be positive , of moderate significance.
	V	>	V	V
to improve community safety and reduce crime and fear of crime	A widening of the types of development, which could be required to provide contributions could provide greater access to funds to improve community safety or reduce crime. Impacts against this objective are positive and of minor to moderate significance.	S106 could contribute towards community safety through road related infrastructure improvements to support new development. Overall impacts would be positive and of minor significance.	CIL could provide opportunity to widen the use to which developer contributions are put and could also allow money to be used to support highway capacity/safety enhancements. Overall impacts would be positive and of minor significance.	A combination of s106 and CIL could provide opportunity to widen the use to which developer contributions are put and could also allow financial contributions to be used to support infrastructure or projects away from specific development. Impacts would be positive and of minor significance.
	7	V	~~	~~
to improve educational achievement and improve the District's skills base	By widening the types of development which will need to make developer contributions it may be possible to secure greater funding to support local education provision. Impacts could be positive , although the magnitude of any impacts is uncertain.	Developer contributions could support improvements to schools close to specific developments. It may not allow for contributions to improve education facilities or access to education in locations away from growth without other policy intervention. Impacts of this policy are considered to be generally positive and of a minor significance.	CIL could allow opportunity to secure funds for local education provision in all locations. Impacts are considered positive and of moderate to major significance given that the pooling of resources could allow for the provision of new primary and secondary schools, which may not otherwise be deliverable.	A combination of S106 and CIL could provide opportunity to secure funds for local education provision focussed on growth areas but also would allow funding for other areas such as areas where growth is not currently planned but comes forward as a windfall. Impacts could be positive and of major significance.

	V	V		
to promote social inclusion and reduce inequalities associated with deprivation across the District	By widening the types of development which will need to make developer contributions it may be possible to secure greater funding for community facilities. Impacts could be positive , and of minor to moderate significance.	S106 contributions could help to support the provision and enhancement of community services and infrastructure close to where new development takes place. Impacts are likely to be generally positive and of a minor significance.	CIL could allow opportunity to secure funds for the provision or improvement of existing community services and infrastructure across the district irrespective of its relationship with new development. Impacts are considered positive moderate to major magnitude.	A combination of S106 and CIL could provide opportunity to secure funds for community services and facilities focussed on growth areas but also would allow funding for other areas where needed. Impacts could be positive and of major significance.
To improve local	V	V	~~	<i>VV</i>
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.	By widening the types of development which will need to make developer contributions it may be possible to secure greater funding for public transport provision and improvement to walking and cycling routes and green travel plans. Impacts could be positive , and of minor to moderate significance.	S106 contributions could help to support the provision and enhancement of public transport and other non-car transport infrastructure located close to where new development is planned. Impacts of this policy are considered to be generally positive and of a minor to moderate significance.	CIL could provide opportunity to secure funds for the provision or improvement of public transport services or other transport infrastructure to improve access to local services and facilities where there is a proven need for such infrastructure irrespective of development. Contributions could also be pooled. Impacts are considered positive and of moderate to major significance.	A combination of S106 and CIL could provide both the flexibility of S106 and the certainty and ability to pool contributions to deliver large projects allowed by CIL. Impacts are considered positive and long term and of moderate magnitude
to make best use of	V	V	~~	<i>VV</i>
existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	As above	As above	As Above	As above
	X	v	?	?
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	A widening of the types of development which would need to provides S106 payments could stymie new development and dissuade businesses, or other developers from coming to South Derbyshire. Impacts are considered to be of moderate significance and would have a negative impact on objectives to maintain economic competitiveness.	Current S106 requirements are negotiated on an ad-hoc basis. This allows judgements about the level of contributions based on project viability to be balanced against the need for developer contributions. This tailored approach was considered to have a minor to moderate positive impact against this SA objective.	The CIL would give clarity about the level of contributions required by different types of development and could help developers to understand levels of contribution when working up specific developments. This option was considered to have an uncertain effect , and would be dependent on the level that contributions are set at.	This combined approach could cause uncertainty about the level of contributions required. However this mechanism could also allow some flexibility to determine contributions on local circumstance having regard to site viability etc. Impacts from this option were considered uncertain .

	Х	<i>v</i>	?	?
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	A widening of developer contributions could stymie new development and dissuade businesses and other investors from coming to South Derbyshire. Impacts are considered to be of moderate significance and could have a negative impact.	S106 contributions are presently negotiated on an ad-hoc basis. This tailored approach to deriving contributions could allow developments which ordinarily may not be viable to proceed which could benefit the wider economy. This option is considered to have a minor positive impact against this SA objective	The CIL would give clarity about the level of contributions required by different types of development and could help developers to understand levels of contribution when working up specific developments. However it could, if contributions were set too high restrict new economic development proposals coming forward. This option is considered to have uncertain impact	Like the CIL only approach a combined approach could stymie new economic development proposals. It could also create uncertainty about developer contributions for different types of development. As such this approach could have an uncertain impact
	?	V	?	?
to enhance the vitality and viability of existing town and village centres	Additional developer contributions from retail, leisure or community developments could dissuade new development from coming forward town and village centres. Although contributions could contribute towards town and village centre improvements This option is considered to have an uncertain impact on this SA objective.	Developer contributions from S106 from other town centre uses could be used to improve town and village centre environments. The ad-hoc approach to securing developer contributions would allow the viability of the scheme to be weighed against broader benefits of the development. This option is considered to have a minor positive impact.	Developer contributions from CIL could be used to support improvements to local town and village centres. However if onerous contributions are set this could discourage new retail and leisure developments from coming forward. This option could have an uncertain impact.	Developer contributions from CIL and S106 could be used to support improvements to local town and village centres. However onerous contribution requirements or uncertainty about the likely level of contributions may stop development schemes from coming forward. This option could have an uncertain impact.
	v	V	V	V
to improve the quality of new development and the existing built environment	Additional developer contributions from developments could be used to secure town or village centre improvements. Impacts could be positive and of minor significance.	S106 contributions from new developments within and around existing centres could help improve the quality of town or village centres. Impacts could be positive and of minor significance.	Developer contributions from CIL could be used to support town and village centres irrespective of development type or location where an identified need exists to secure environmental improvements. Impacts could be positive but of an uncertain magnitude.	Developer contributions from CIL and S106 could be used to support town and village centres improvements. Impacts could be positive but of an uncertain magnitude,
to minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified	No significant impacts identified	No significant impacts identified	No significant impacts identified

to promote sustainable forms of construction and sustainable use of natural resources	No significant impacts identified	No significant impacts identified	No significant impacts identified	No significant impacts identified
to reduce water, light, air and noise pollution	No significant impacts identified	No significant impacts identified	No significant impacts identified	No significant impacts identified
to minimise the irreversible loss of undeveloped (greenfield) land	No significant impacts identified	No significant impacts identified	No significant impacts identified	No significant impacts identified
	V	V	~~	~~
To reduce and manage flood risk and surface water runoff	Generation of additional developer contributions could help support new flood risk management infrastructure Impacts could be of a positive and of moderate significance.	S106 contributions could help generate contributions to provide new, or upgrades to existing flood risk management infrastructure. This mechanism would only allow improvements, which are functionally required or related to a new development site. As such impacts are considered to be positive and long term , but of a minor significance.	CIL could allow developer contributions to be collected and targeted towards improvements or new flood risk management infrastructure where need is identified irrespective of relationship with new development. Impacts are considered to be positive and long term , and of a moderate to major significance.	A combination of contribution collection methods could allow flexibility to target infrastructure to locations related to new development or elsewhere. Impacts are considered to be positive , long term , but of a moderate to major significance.

	?	?	1	Y
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Additional developer contributions may contribute towards the creation of multifunctional green spaces close to where new developments occur. (i.e. SUDS schemes) These could have some climate change mitigation benefits. Impacts would be uncertain	A section 106 approach to collecting developer contribution would contribute towards the creation of multifunctional green space related to specific developments this could have some climate change mitigation benefits. Impacts are uncertain.	A CIL approach to developer contributions could enable the development of a Green Infrastructure unrelated to new development location. This coordinated approach to GI delivery could have a minor positive impact in respect of climate change.	A CIL and s106 approach to developer contributions could enable the development of new GI unrelated to development location. This coordinated approach to GI delivery could have a minor positive impact in respect of climate change.
	?	V	~	V
To protect and enhance the cultural, architectural and archeological heritage of the District	Additional developer contributions may contribute towards improvements or enhancements of archaeological or heritage features. Although the extent to which additional funds could benefit such features is uncertain and dependent on he characteristics of schemes.	A section 106 approach to collecting developer contribution may partially contribute towards the protection or improvement of archaeological or heritage features specifically impacted by the development proposal. Impacts would be minor , positive and long term .	A CIL approach to developer contributions could enable new developments to contribute to identified heritage projects deemed as a priority by the District Council within an Infrastructure Plan. Impacts from this approach are considered to positive , long term and of a minor to moderate significance.	A CIL and s106 approach to developer contributions could enable new developments to contribute to identified heritage projects deemed as a priority, and allow sites or features impacted by a specific development to be considered. Impacts from this approach are considered to positive , long term and of a minor to moderate significance.
	?	~	~	~
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Additional developer contributions may contribute towards safeguarding and enhancing cultural or heritage features. Although the extent to which additional funds could benefit such features is uncertain and dependent on he characteristics of schemes.	A section 106 approach to collecting developer contribution may partially contribute safeguarding and enhancing cultural or heritage features specifically impacted by the development proposal. Impacts would be minor , positive and long term .	A CIL approach to developer contributions could enable new developments to contribute to identified safeguarding and enhancing cultural or heritage features which are identified as a priority by the Authority. Impacts from this approach are considered to positive and of a minor to moderate significance.	A CIL and s106 approach to developer contributions could enable new developments to contribute to safeguarding and enhancing cultural or heritage features and allow sites or features impacted by a specific development to be protected. Impacts from this approach are considered to positive , long term and of a minor to moderate significance.
	?	~	~	<i>v</i>
to conserve and enhance the District's landscape and townscape character	Additional developer contributions could help secure additional funds for landscape or townscape improvements. Although the extent to which additional funds could benefit such features is uncertain and would depend on the location of development.	A section 106 approach to collecting developer contributions could secure additional funds for landscape, townscape or environmental enhancement scheme close to where new developments occur – for example by new tree planting or other screening on the periphery of development. Impacts would be minor , positive and long term .	A CIL approach to developer contributions could enable new developments to secure additional funds for landscape, townscape or environmental enhancement schemes where such projects are prioritised. Impacts from this approach are considered to positive , long term and of uncertain magnitude.	A CIL and s106 approach to developer contributions could secure additional funds for landscape, townscape or environmental enhancement schemes either close to new areas of development or in locations where there is a need for environmental improvements. Impacts from this approach are considered to positive , long term and of uncertain magnitude (depending on whether such projects are prioritised through CIL).

Reviewed 11 January 2010 by IB, RG, KE, RC, NS. Typed up 25/26 March 2010, reviewed 19 August 2013.

Themed Options – Greenbelt

Issue 24- Green Belt

Local Plan Approaches:

Green Belt Option 1: Reduced Green Belts or Wedges

- Delete greenbelt allocations and the principle of protecting land currently defined as greenbelt (including identifying safeguarded land for development beyond the plan period).

Green Belt Option 2: Retain Existing Greenbelts and Wedges (Business As Usual)

- Subject to minor boundary alterations to reflect current development locations.

Summary of initial appraisal work:

SA Objective	Option 1	Option 2	
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	Green belt land in around Derby City and Swadlincote does not contain any wildlife areas that could be safeguarded by its retention. The loss of green belt could facilitate growth in existing green belt areas although impacts could be broadly similar to any other greenfield losses. No overall Impact identified .	The maintenance of green belt or extension of green wedges could protect sites located in some parts of south Derbyshire, although growth would simply be transferred elsewhere. As impacts would most likely be targeted to similar edge of settlement locations with similar biodiversity features no overall impacts are identified .	
to provide decent and affordable homes that meet local needs	Given the relatively limited spatial extent of greenbelt in South Derbyshire the removal of greenbelt is unlikely to have any notable impacts in respect of housing delivery in terms of numbers or location. No overall Impact identified .	Minor boundary alterations and the continued protection of greenbelt and limited expansion of green wedges into the district is unlikely to affect the spatial location overall amount of housing growth or mix of homes bought forward in the Plan period. No overall Impact identified .	

to improve the health and well-being of the population	The loss of greenbelt to the south east of Derby and the west of Swadlincote could lead to loss of some local Green Infrastructure in these locations. However it is likely that open spaces, public rights of way and other GI will be protected from inappropriate development within the Plan and within National Policy. No overall Impact identified .	✓ Minor boundary alterations and the continued protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are positive and of moderate significance.
to improve community safety and reduce crime and fear of crime	No significant impacts identified	No significant impacts identified
to improve educational achievement and improve the District's skills base	No significant impacts identified	No significant impacts identified
	X	v
to promote social inclusion and reduce inequalities associated with deprivation across the District	The deletion of greenbelt areas or green wedges could lead to the loss public open space and could reduce access to green areas within and close to the edge of Derby City. This may disproportionately affect inner city communities in Derby City where incidence of deprivation is higher. Impacts would be negative and of slight or minor significance.	Minor boundary alterations and the continued protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are positive and of moderate significance.

	X	<i>v</i>
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.	The deletion of greenbelt areas or green wedges could lead to the loss public open space and could reduce access to green areas within and close to the edge of Derby City. Impacts would be negative and of slight or minor to moderate significance.	The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. Impacts would be positive and of minor to moderate significance.
	~~	XX
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)	The deletion of green belt could lead to a more dispersed pattern of development around Derby City and Swadlincote and could reduce effect on local infrastructure. Impacts are likely to be positive and of moderate to major significance.	The retention of green belt could lead to a more concentrated development targeted at specific locations around Derby and Swadlincote and could increase impacts on local infrastructure where growth takes place. Impacts are likely to be negative and of moderate to major significance.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No significant impacts identified	No significant impacts identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No significant impacts identified	No significant impacts identified

to enhance the vitality and viability of existing town and village centres and	Given the relatively limited spatial extent of greenbelt in South Derbyshire the removal of greenbelt is unlikely to have any notable impacts in respect of viability to communities in Derby City or South Derbyshire. No overall Impact identified .	Minor boundary alterations and the continued protection of greenbelt and limited expansion of green wedges into the district is unlikely to affect the viability and vitality of nearby town and district centres as growth would be displaced to nearby locations not subject to policy protection (ie greenbelt retention would not block development in its entirety due to the limited extent of areas protected). No overall Impact identified .
	XX	~~
to improve the quality of new development and the existing built environment	The deletion of green belt could lead to the coalescence of distinct communities in the district with large settlements beyond the districts borders. This could undermine the identity of physically distinct rural communities and change their character. It could also allow uncontrolled urban sprawl which could undermine the identity of local communities. Impacts are negative and of moderate to major significance.	The retention of greenbelt (subject to boundary alterations to reflect existing and future development) and the creation of new green wedges could help to define new developments and integrate them into the wider urban area whilst protecting rural communities from coalescence with Derby City or preventing the coalescence of Swadlincote and Burton. Impacts are positive and of moderate to major significance.
to minimise waste and increase the reuse and recycling of waste materials	No significant impacts identified	No significant impacts identified
to promote sustainable forms of construction and sustainable use of natural resources	No significant impacts identified	No significant impacts identified

	V	X
to reduce water, light, air and noise pollution	More dispersed growth could reduce impacts associated with air and water pollution. Impacts would be positive and of minor significance.	More concentrated growth (due to green belt restrictions could increase impacts associated with air and water pollution in some locations. Impacts would be negative and of minor significance.
	X	<i>v</i>
to minimise the irreversible loss of undeveloped (greenfield) land	The loss of green belt could open up additional greenfield sites for development and may indirectly affect developer interest in regenerating previously developed sites. Impacts would be of minor to moderate significance and negative .	The continued protection of greenbelt could help target some new development to previously developed sites within the city. Impacts would be of minor to moderate significance and positive .
To reduce and manage flood risk and surface water runoff	No significant impacts identified	No significant impacts identified
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No significant impacts identified	No significant impacts identified

	XX	~~
To protect and enhance the cultural, architectural and archeological heritage of the District	The deletion of green belt around the south east of Derby City could have a negative impact on the setting of Elvaston Castle Historic Park and Garden and could bring the city closer to Thulston and Aston on Trent (although the visual separation between Aston and Derby would be protected by virtue of the local landform). It could also reduce separation between Burton and Bretby Hall Historic Park and Garden. Impacts are negative and of moderate to major significance.	The retention of greenbelt (subject to alterations) could help safeguard the setting of Elvaston Castle and Bretby Hall Historic Park and Gardens and could help prevent coalescence of historic rural communities in the district such as Aston and Thulston. Impacts are positive and of moderate to major significance.
	V	?
To improve access to the cultural heritage of the District for enjoyment and educational purposes	If green belt designation were removed there could be greater growth close to identified heritage assets around Thulston and Bretby. This could make a minor contribution towards improve public accessibility. Impacts are positive and of minor significance.	The retention of greenbelt and creation of green wedges may direct development away from key heritage assets such as Elvaston Castle and this may ensure that facilities remain separated from the wider urban area. However the creation of green wedges could improve public access to Elvaston and other local heritage assets such as Trent and Mersey Canal. Impacts are uncertain .
	?	?
to conserve and enhance the District's landscape and townscape character	On the face of it the loss of green belt could have a significant effect on the local landscape. However given that almost all urban extension are greenfield within the District if development occurred in areas currently protected it unclear whether landscape impacts would be more or less sensitive than non-greenbelt locations which may otherwise accommodate growth. Impacts are uncertain	The retention of green belt would have a local benefit by restricting growth to the west of Swadlincote or South East of Derby City, but growth is likely to be directed to areas not in the greenbelt. These may be more or less sensitive than local landscape around areas of greenbelt. Impacts are uncertain.

Reviewed by NS, BH and KE. 25 April 2013, updated 20 August 2013

Appendix 5 List of	Sites Appraisals	Based on all SHLAA	Submissions).		
Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Acresford					
S0244	5.015	135	Land at Acresford Road	Yes	No ¹
Aston On Trent					
S0002	2.14	42	Shardlow Road, Aston on Trent	No	No
S0020	0.53	10	Land Adj. to the Homestead, Weston Road	No	No
S0026	24.92	498	Valerie Road and Chellaston Lane, Aston on Trent	Yes	Yes
S0061	32.92	658	Land between Aston Lane and Moor Lane, Aston on Trent	Yes	Yes
S0062	4.1	82	Land to the East of Weston Road	No	No
S0073	0.98	22	Land at Glebe Farm, London Road Shardlow	No	No
S0093	1.77	35	Land to the rear of 51 Chellaston Lane	No	No
S0163	1.78	40	Northern Fringe of Derby Road, Aston on Trent	No	No
S0164	2.2	44	Northern Fringe of Derby Road Aston on Trent	No	No
S0214	1.69	33	Land at Chellaston Lane	No	No
S0230	3.09	61	Field No 2871 Shardlow Road Aston on Trent	No	No
S0251	12.67	100	Aston Hall Hospital, Aston on Trent	Yes	Yes
Barrow on Trent					
S0045	2.6	52	Land of Twyford Road, opposite Grange Farm	No	No
Bearwardcote					
S0004	3.24	64	Heage Lane, Etwall	No	No
Bretby					
S0014	0.43	12	Rear of Bretby Nurseries (site 1)	No	No
S0015	0.42	12	Rear of Bretby Nurseries (site 2)	No	No
Burnaston					
S0170	1.66	33	Land Adjacent to Fourway, Little Derby Hill	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Church Broughtor	า				
S0043	1.37	27	Maple Dene, Boggly Lane, Church Broughton	No	No
S0054	2.16	43	Church Road, Church Broughton	No	No
S0189	1.57	31	Land at Boggy Lane, Church Broughton	No	No
Coton in the Elms					
S0065	2.45	49	Land off Mill Street	No	No
Coton Park					
S0096	10.05	201	Former Coal Stocking Yard, Coton Park, Castle Gresley	Yes	No ¹
S0106	3.81	76	Land at Coton Park, Swadlincote	No	No
S0140	0.65	13	Former Recreation Ground, Coton Park Road.	No	No
Dalbury Lees				•	
S0241	0.8	18	Land adjoining Manor Farm, Dalbury Village, Ashbourne	No	No
Drakelow					
S0051	3.0	60	Land to the East of Rosliston Road South, Drakelow	No	No
Elvaston	•	·			
S0069	0.64	12	Land south of Silver Lane, Elvaston	No	No
Etwall					
S0006	15.42	218	Land at Egginton Road	Yes	Yes
S0033	9.73	210	Land South of Willington Road	Yes	Yes
S0035	1.04	20	Nether Hayes, Willington Road	No	No
S0036	3.38	67	Land at OS part 1547, Derby Road, Etwall	No	No
S0063	1.96	40	Land adjacent Sutton Lane and Hill Pasture	No	No
S0103	1.23	49	Land Adjacent Friary House, Derby Road, Etwall	No	No
Findern					
S0030	5.15	103	Willington Road, Findern	Yes	No ¹
S0031	1.01	20	Heath Lane, Findern	No	No
S0067	2.95	59	Field of Porter Lane, Findern	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Findern (Cont)					
S0081	4.68	93	Field No. 6110 (Heath Farm), Heath Lane, Findern	No	No
S0110	5.29	105	Land of Common Piece Lane, Findern	Yes	No ¹
S0247	15.1	374	Land at Landown Farm, Findern	Yes	No ¹
Foston					
S0040	7.55	151	Land at Uttoxeter Road, Foston	No	No ¹
Hartshorne					
S0032	0.65	13	Land west of 124 Repton Road	No	No
S0052	5.63	40	Land off Main Street A514, Hartshorne	No	No
S0215	0.6	12	Land South of Spring Hill Cottages	No	No
S0233	3.71	74	Land off Repton Road, Hartshorne	No	No
S0245	0.34	10	Land fronting between 53-67 Woodville Road	No	No
Hatton and Scropt	on				
S0034	16.54	300	Rear of Saltbox Café, Derby Road Hatton	Yes	Yes
S0083	1.11	22	Former Clayton Works, Scropton Road	No	No
S0151	4.14	82	Scropton Sidings, off Mill Lane	No	No
S0152	5.52	110	Scropton Road, Hatton	Yes	Yes
S0171	7.14	142	Land at Breach Lane and Malthouse Lane	Yes	Yes
S0203	2.6	52	Land adjacent Yew Tree Court	No	No
S0222	0.67	14	Land at Cherry Cottage, Ryeflatts Lane	No	No
S0234	0.73	14	Salt Box Café, Hatton	No	No
S0235	0.93	19	Land to the rear of 186 Station Road	No	No
S0235a	2.06	41	Land to the rear of 186 Station Road	No	No
Hilton					
S0014	23.1	462	Land to the South of the Mease	Yes	Yes
S0023	18.64	372	Land off Derby Road	Yes	Yes
S0037	4.72	94	Hilton Industrial Estate, Sutton Lane	No	No
S0039	0.76	15	Land adjacent to the Mandarin, Egginton Road	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Hilton (Cont)					
S0094	34.6	775	Land at Hilton Depot the Mease	Yes	Yes
S0103	1.23	49	Land adjacent to Friary House, Derby Road	No	No
S0119	2.3	40	Land off Egginton Road	No	No
S0201	50.64	506	Land off Hilton Common, Lucas Lane	Yes	Yes
S0207	1.44	29	Hargate Lodge, Lucas Lane	No	No
S00224	2.84	56	Elm Tree Farm, Lucas Lane	No	No
S0236	0.43	20	Derby Road, Hilton	No	No
Linton	·	·			
S0003	0.83	16	North side of Linton Heath Swadlincote	No	No
S0044	1.78	35	Colliery Lane and Sealwood Lane	No	No
S0044a	1.56	31	Colliery Lane and Sealwood Lane	No	No
S0050	2.15	43	Off Windsor Road, Linton	No	No
S0087	1.75	35	Land adjacent to Heath Close, Colliery Lane, Linton	No	No
S0107	4.84	96	Land off High Street, Linton	No	No ¹
Long Lane	·	·			·
S0240	0.52	12	Land at Long Lane Near Dalbury Lees	No	No
Melbourne	·	·			·
S0009	3.18	63	Jawbone Lane, Kings Newton	No	Yes (in combination with S0225 and S0226)
S0108	3.05	61	Land Fronting Blackwell Lane, Melbourne	No	No
S0109	0.85	25	Field No. 294, Station Road, Melbourne	No	No
S0176	6.08	121	Breach Lane, Melbourne	Yes	Yes
S0225	2.49	49	Bond Elm, Jawbone Lane, Kings Newton	No	Yes (incombination with S0009 and S0226)
S0226	1.75	35	Land at Jawbone Lane Kings Newton	No	Yes (incombination with S0009 and S0225)
Milton	•		· · ·	•	•
S0125	2.74	54	South West of Brook Farm, Main Street	No	No
S0126	3.28	65	North of Old Post Office Farm	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of
					Draft Part 1 Local Plan
Milton (Cont)	1.20	25	Mart of Mill Fourse Marin Studiet		
S0127	1.28	25	West of Mill Farm, Main Street	No	No
S0128	1.14	22	Common Farm, Main Street	No	No
S0129	1.54	30	East of Main Street	No	No
Mount Pleasant					1
S0017	3.24	64	Linton Road, Castle Gresley	No	No
S0097	1.29	25	Land at High Cross, Mount Pleasant Road	No	No
S0098	1.8	36	Land at High Cross, Mount Pleasant Road	No	No
S0142	1.13	22	Land at Arthur Street, Castle Gresley	No	No
S0147	0.98	19	Burton Road Castle Gresley	No	No
S0185	14.34	430	Archers Barn Farm, off Oak Close Church Gresley	Yes	Yes
S0239	2.5	50	Oak Close, Castle Gresley	No	No
Netherseal					
S0144	0.78	15	Land at Hunts Lane Netherseal	No	No
Newton Solney	·	·		·	
S0223	1.45	29	Land adjacent to Park Manor, Newton Park	No	No
Overseal	·	·		·	
S0013	3.18	63	Land leading off Stanleigh Road	No	No
S0022	2.06	41	OS 2900 Valley Road Overseal	No	No
S0046	2.07	41	Adjacent to 37 Valley Road	No	No
S0047	0.92	18	Whitehouses Site, south of Woodville Road	No	No
S0053	1.7	34	Towpath Site, Spring Cottage Road, Overseal	No	No
S0055	0.78	16	Rear of 21 Gorsey Leys	No	No
S0141	0.37	10	Land to the North of Lullington Road	No	No
S0145	0.56	11	Land to the South of Lullington Road	No	No
S0249	3.01	90	Land off Moira Road, Overseal	No	Yes (in combination with S0250)
S0250	3.1	90	Land of Acresford Road, Overseal	No	Yes (in combination with S0249)

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Derby Urban Area	a (Central)				
S0070	87.58	1751	Land of Stenson Road, Stenson Fields	Yes	Yes
S0090	25.23	395	Wragley Way, Sinfin	Yes	Yes
S0090a	31.03	486	Wragley Way, Sinfin	Yes	Yes
S0090b	42.98	675	Wragley Way, Sinfin	Yes	Yes (in combination)
S0100	37.63	752	Land at Lowes Lane, West Chellaston	Yes	Yes
S0100a	16.77	335	Land at Lowes Lane, West Chellaston	Yes	Yes
S0121	27.1	542	Land West of Stenson Road, Littleover	Yes	Yes (with Stenson field/wragley)
S0122	22.72	454	Stenson Road, Derby	Yes	
S0122a	10.12	202	Stenson Road, Derby	Yes	(South of A50 together)
S0165	3.29	65	Land at Arleston Farm, Arleston, Barrow on Trent	No	No
S0173	636	150	Land of Holmleigh Way, Chellaston	Yes	Yes
S0174	2.15	43	Woodlands Lane, Chellaston	No	Yes (in combination with site (\$0220)
S0206	3.55	98	Land North of Witton Court, Stenson Fields	No	No (site no longer likely to be of strategic importance – consider through Part 2 Plan)
S0220	20.3	500	Land East of Swarkestone Road, Chellaston	Yes	Yes
S0227	29.13	450	Land at Sinfin Moor, Derby	Yes	Yes
S0231	28.55	511	Land West of Stenson Road, Derby	Yes	(145 consented 355 outstanding)
Derby Urban Area	a (East)				
S0041	9.54	190	Land at Shardlow Road, Alvaston	Yes	Yes
S0072	21.49	750	Snelsmoor Lane, Derby	Yes	Yes (Phase 2+3)
S0162	107.23	2144	Land Surrounding Thulston Fields Farm, Aston on Trent	Yes	Yes
Derby Urban Area	a (West)				
S0010	0.66	13	Doles Lane, Findern	No	No
S0048	0.97	19	Land at Hospital Lane, Mickleover	No	No
S0049	18.7	374	Land at A516 and Staker Lane, Mickleover	Yes	Yes (MCP ext)
S0056	8.92	178	Fields Farm, Doles Lane, Findern	Yes	Yes (Highfields Ext)

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Derby Urban Area	(West) Cont				
S0060	0.76	15	Doles Lane Findern	No	No
S0077	32.87	656	Land at Highfields Farm, Bakeacre Lane	Yes	Yes (Highfields Ext)
S0078	78.68	1495	Land at Etwall Road, Ladybank Road, Mickleover	Yes	Yes (Newhouse Farm)
S0079	24.4	610	Land off Radbourne Lane, Derby	Yes	Yes Hackwood Extension
S0080	20.4	250	Land off Radbourne Lane, Derby	Yes	Yes Hackwood Extension
S0113	10.2	204	Land Between Hospital Lane and A516, Mickleover	Yes	Yes (MCP ext)
S0158	49.04	980	Land adjacent to Laural Farm, Grassy Lane, Burnaston	Yes	Yes (MCP ext)
S0172	2.62	52	Staker Flatt Farm, Staker Lane, Mickleover	No	Yes (MCP ext)
S0172a	1.56	31	Staker Flatt Farm, Staker Lane, Mickleover	No	Yes (MCP ext)
S0205	14.4	288	Land adjacent to Grassy Lane, Laurel Farm, Burnaston	Yes	Yes (MCP ext)
S0212	10.88	217	Land off Etwall Road, A516 and Bannells Lane,	Yes	Yes (MCP ext)
S0213	14.78	295	Land at Bakeacre Lane, Doles Lane, Findern	Yes	Yes (Highfields Ext)
S0216	2.11	42	Wyevale Garden Centre, Burton Road, Findern	No	Yes (Highfields Ext)
S0219	1.47	29	Land at Bakeacre Lane, Findern	No	Yes (Highfields Ext)
S0228	2.5	50	Oakdene, 82 Burton Road, Findern.	No	Yes (Highfields Ext)
Repton			· · ·		·
S0088	5.62	112	Land off Longlands, Mount Pleasant Road	Yes	Yes
S0089	3.5	70	Adjacent to Mount Pleasant PH, Mount Pleasant Road	No	No
S0101	2.41	48	Land at Askew Hill, Milton Road, Repton	No	Yes (With 0130)
S0116	0.92	10	Askew Lodge, Milton Road, Repton	No	Yes (With 0130)
S0116a	4.79	95	Askew Lodge, Milton Road, Repton	No	Yes (With 0088)
S0130	30.09	601	Land east of Milton Road	Yes	Yes
S0131	1.7	34	South and East of Mount Pleasant, PH, Mount Pleasant	No	No
S0134	9.2	184	Burton Road Repton	Yes	Yes
S0209	1.81	36	The Coach House and Danesgate, Well Lane, Repton	No	No
S0242	1.62	30	Land to the South East of Burton Road	No	No

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Rosliston					
S0015	1.17	23	Land to the south west side of Coton	No	No
S0027	0.88	17	Field Number OS1700 Burton Road	No	No
S0154	2.48	49	Land to the Corner of Linton Road and Coton Lane	No	No
S0157	1.41	28	Between 63 & 71 Main Street, Rosliston	No	No
S0160	0.72	14	Greenacres, Linton Road, Rosliston	No	No
S0175	2.89	57	Burton Road, Rosliston	No	No
Shardlow					
S0019	6.69	133	Former Nursery, London Road, Shardlow	Yes	Yes
S0074	4.53	90	Land at London Road, Shardlow	No	No
S0075	1.59	31	Land at Cowlishaw, Close and Aston Lane, Shardlow	No	No
S0076	6.16	123	Land at Aston Lane Shardlow	Yes	Yes
Stanton					·
S0243	1.17	51	Land at Wrekin, Woodland Road, Stanton	No	No
S0246	88	800	Land off Station Road-Woodville Road, Stanton	Yes	Yes
Stanton by Bridge					
S0123	3.31	66	North side of Church Close, Stanton by Bridge	No	No
S0124	2.3	46	South side of Church Close, Stanton by Bridge	No	No
S0204	1.02	20	Rivington Bank behind Hills Lane, Stanton by Bridge	No	No
Sutton on the Hill					
S0021	0.91	18	Willow Pit Lane	No	No
Swadlincote					
S0007	0.79	15	Land east side of Midway Road, Swadlincote	No	No
S0017	3.24	64	Linton Road, Castle Gresley, Swadlincote	No	No
S0064	6.68	133	Land east of A511, Burton Road, Midway	Yes	Yes
S0085	3.17	63	Pool, Street & John Street, Church Gresley	No	No
S0086	21.35	630	Land at Broomy Farm, Burton Road, Woodville	Yes	Yes

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Swadlincote (Con	tinued)				
S0095	20.55	350	Land north of William Nadin Way, Swadlincote	Yes	Yes
S0097	1.29	25	Land at High Cross, Mount Pleasant Road, Castle Gresley	No	No
S0098	1.8	36	Land at High Cross, Mount Pleasant Road, Castle Gresley	No	No
S0099	31.76	650	Land to north of Occupation Lane, Woodville	Yes	Yes
S0105	15.03	300	Land at Cadley Hill, Cadley Lane, Swadlincote	Yes	Yes (across both S0105 sites)
S0105A	10.39	207	Land at Cadley Hill, Cadley Lane, Swadlincote	Yes	Yes (across both S0105 sites)
	0.59	11	Land adjacent to 31 Orchard Street, Newhall	No	No
S0115	0.73	14	Pool Street & John Street, Woodville	No	No
S0133	1.68	34	H K Wentworth, Kingsbury Park, Midland Road, Swadlincote	No	No
S0138	0.73	14	Land at Pennine Way, Church Gresley	No	No
S0139	0.94	18	Land at Pennine Way, Church Gresley	No	No
S0142	1.13	22	Land at Arthur Street, Castle Gresley	No	No
S0143	3.48	69	Land at Main Street, Albert Village	No	No
S0147	0.98	19	Burton Road, Castle Gresley	No	No
S0148	0.46	0	Common Road, Church Gresley	No	No
S0149	1.2	24	Rear of 133-137 Burton Road, Woodville	No	No
S0153	0.46	10	Land rear of 113 Wood Lane, Newhall	No	No
S0155	1.53	30	Land to the west of 39, 41,43 Rose Tree Lane, Newhall, Swadlincote	No	No
S0156	0.54	10	Land southwest of 1 Vicarage Road, Woodville	No	No
S0159	1.1	22	Land off Wilmott Road, Swadlincote	No	No
S0161	21.88	600	Land south of Cadley Hill Industrial Estate	No	No
S0167	1.39	27	Land at Gresley Old Hall, Gresley Wood Road, Swadlincote	No	No
S0202	12.49	249	Church Street, Church Gresley	Yes	Yes

Site Number	Area (Ha)	Capacity	Location	Strategic	Included for assessment in Sustainability Appraisal of Draft Part 1 Local Plan
Swadlincote (Cont	inued)	·			
S0208	23.4	468	Land at Sandcliffe Road, Swadlincote	Yes	Yes
S0239	2.5	50	Oak Close, Mount Pleasant, Castle Gresley	No	No
S0248	2	60	Land west of Longlands Lane, Swadlincote	No	No
Ticknall	·	·			
S0011	1.49	29	Land off Ingleby Lane, Ticknall	No	No
Weston On Trent	·	·			
S0025	6.21	149	Land to north of Main Street, Weston on Trent	Yes	No ¹
S0042	2.39	47	Land on Trent Lane, Weston on Trent	No	No
S0232	0.55	11	Adjacent to Rio Vista, Swarkestone Road, Weston	No	No
			on Trent		
Willington					
S0137	1.37	0	Land at Sealey Close, Willington	No	No
S0179	3.45	70	Etwall Road, Willington	No	No
S0237	2.59	45	Land at The Castleway, Willington	No	No
S0238	0.75	15	Land at The Castleway, Willington	No	No
Winshill	·	·			
S0084	10.2	156	Land at Newton Road, Burton on Trent	Yes	Yes
S0169	29.7	594	Land on Hawfield Lane, Winshill	Yes	Yes
Woodville	·	·			·
S0005	20.04	400	Goseley Avenue, Hartshorne	Yes	Yes
S0016	3.36	67	Land between High Street & Hartshorne Road,	No	No
S0058	0.7	14	Adjacent Broomy Farm, Woodville Road,	No	No
			Hartshorne		
S0092	1.3	26	Off Edward Street, Hartshorne	Yes	No ¹
S0102	16.07	400	Butt Farm, High Street, Woodville	Yes	Yes
S0135	1.28	25	Land at Bretby View, Goseley Estate, Hartshorne	No	No
S0146A	1.54	30	Land west of Vale Road & Edward Street, Hartshorne	No	No
S0150	1.82	36	OS fields 7100 & 8400, Ashby Road, Blackfordby	No	No
S0210	3.2	64	Land between Woodville & Vale Road, Hartshorne	No	No

¹ Denotes a site which on its own or combination with an adjacent site(s) may meet the size threshold of 5ha (or 100 homes) but has not been appraised as this scale of growth would be inconsistent with the settlement hierarchy set out in the Plan.

Sites which are in black text will be reviewed through the Part 2 Local Plan.

Sites in Red (A total of 52) are identified as strategic and have been reviewed below:

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

Criteria	Scoring criteria	
	Development site is more than 1km from nearest statutory Wildlife Site or National Nature Reserve and not within the catchment of the River Mease SAC catchment	
ill it conserve and enhance internationally tionally important wildlife sites?	Development site within 1km of statutory site, National Nature Reserve or within the River Mease Catchment.	
	Development site is immediately adjacent to or contains a statutorily protected wildlife site or would be served by waste water treatment works in the Mease Catchment	
Criteria	Scoring criteria	
	Development site is more than 300m from nearest non statutory wildlife site or Local Nature Reserve	
Nill it conserve and enhance locally important non-statutory wildlife sites)?	Development site is located within 300m of a County Wildlife Site or Local Nature Reserve	
	Development site is immediately adjacent to, contains a local wildlife site or Local Nature Reserve	

Criteria	Scoring criteria	
Could development affect protected species	Development site is more than 100m from nearest historic protected species recordings or BAP species recordings	
or BAP priority species?	Development site is located within 100m of nearest protected species recordings or BAP species recordings	
	Historic evidence of protected species or BAP priority species within the site	

Criteria	Scoring criteria	
Will it provide tree planting or other habitat	Yes document evidence	
creation on site including National Forest Planting (where relevant)?	Unknown – explain uncertainty	
	No document evidence	

Criteria	Scoring criteria	
	Development site would not affect any designated Regionally Important Geological Sites	
Will it protect sites of geological importance?	Development site could lead to the partial loss of a Regionally Important Geological Sites but would not affect the overall integrity of the site	
	Development site could lead to the loss of a Regionally Important Geological Sites or would affect the integrity of the site	

To provide decent and affordable homes that meet local needs

Criteria	Scoring criteria	\square
Will it reduce the number of households waiting for accommodation?*	Development would make a significant contribution towards delivering affordable housing to meet local and district wide needs.	
	Development will make an uncertain contribution towards delivering affordable housing to meet local and district wide needs.	
	Development would make no contribution towards delivering affordable housing to meet local and district wide needs.	

Criteria	Scoring criteria	
Will it increase the range and affordability of housing for all social groups?*	Development will deliver a mix of housing types and tenures to meet locally identified needs	
	Development has potential to deliver a mix of housing types and tenures to meet locally identified needs	
	Development is unlikely to deliver a mix of housing types and tenures to meet local needs (state reason for poor performance where viable – viability, developer preference etc.)	

Criteria	Scoring criteria	
Will it improve the suitability of new homes for older and/disabled groups?*	Development will make a significant contribution towards meeting the needs of older or disabled groups (for example by including homes specifically to address the needs of these groups)	
	Development would make an uncertain contribution towards meeting the needs of older or disabled groups (No information held)	
	Development would make no contribution towards meeting the needs of older or disabled groups beyond minimum requirements in building regulations	

Criteria	Scoring criteria	
Will it provide sufficient housing to meet existing and future need?*	Development would make a significant contribution towards meeting housing need within the plan period	
	Development would make an uncertain contribution towards housing delivery within the plan period	
	Development would make no contribution towards meeting housing need, or hinder housing delivery within the plan period.	

Criteria	Scoring criteria	
Will it reduce the number of unfit or empty homes?*	Development would make a significant contribution towards reducing the number of unfit or empty properties	
	Development would have an uncertain contribution towards reducing the number of unfit or empty properties	
	Development would make no contribution of towards reducing the number of unfit or empty properties, or could increase the number of unfit or empty homes.	

Criteria	Scoring criteria	
Will it meet the needs of gypsies or travelling show people?*	Development will deliver additional pitches or sites which could help meet the needs of gypsies or travelling show people.	
	Development will make an uncertain contribution towards delivering additional pitches or sites for gypsies or travelling show people.	
	Development would make no contribution of towards delivering additional pitches or sites, or lead to the loss of sites for gypsies or travelling show people.	

To improve the health and wellbeing of the population

Criteria	Scoring criteria	
To improve the health and wellbeing of the population?	Development would improve access to or deliver new formal and informal open space and/or local sports provision (note any circumstances where quantitative losses could occur but are offset by qualitative improvements) Development has potential to deliver improvements to open space and/or local sports provision within 1200m of the site (note any potential for quantitative losses as a result of development)	
	Development will make no contribution to sports or open space provision within 1200m of the site. (note any circumstances where losses could occur)	

Criteria	Scoring criteria	
Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Development will contribute to the delivery of new healthcare facilities within 1.2km of the site, or will support the expansion of facilities within 1.2km of the site (Note distance) Development will contribute to the delivery of new healthcare facilities within 3km of the development site, or will support the expansion of facilities within 3km of the site (Note distance)	
	Development will make no contribution towards the provision of, or expansion of existing facilities within 3km of the site. (note distance)	

Criteria	Scoring criteria	
Will it promote healthy lifestyles?	Development will be within walking distance (800m) of key services including town/village/local centre, school* and sports pitch. Development will be within 1200m of key services including town/village/local centre, school* and sports pitch.	
	Development will be in excess of 1200m of key services including town/village/local centre, school* and sports pitch.	

To improve community safety and reduce crime and fear of crime

Criteria	Scoring criteria	
Will it reduce crime or fear of crime?	Will development of the site deliver tangible benefits in respect of reducing crime and fear of crime (explain why this effect is assigned)	
	The development of the site would have an uncertain impact in respect of crime and fear of crime (and would be largely determined by the detailed design and layout of development schemes)	
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing crime and fear of crime (explain why this effect assigned)	

Criteria	Scoring criteria	
Will it reduce the number of people involved in accidents	The development of the site will deliver tangible benefits in respect of reducing accidents or improving safety within or around the site (explain why this effect is assigned)	
	The development of the site would have an uncertain impact in respect of reducing accidents or improving safety within or around the site (and would be largely determined by the detailed design and layout of development schemes)	
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing accidents or improving safety within or around the site (explain why this effect assigned)	

To improve educational achievement and improve the district's skills base

Criteria	Scoring criteria	
Will it improve educational achievement amongst young people?*	Development contribute to the delivery of new primary and secondary education provision in a timely fashion to meet the likely needs of new development as it arises	
	Development will deliver new primary of secondary education facilities, but could lead to existing facilities operating beyond their capacity in the early phases of growth.	
	Development will not, or cannot adequately address development needs in respect of primary and secondary education provision.	
Criteria	Scoring criteria	
Will it reduce the number of working age residents who have no or lower level qualifications?	Development could make a notable contribution towards reducing the number of people with no or lower level qualifications (Explain why this effect is assigned)	
	Development would have an uncertain effect (Explain why this effect is assigned)	
	Development would have no or negative effects against this objective. (Explain why this effect is assigned)	

To promote social inclusion and reduce inequalities associated with deprivation across the district.

Criteria	Scoring criteria	
Will it narrow the inequality gap between the richest and poorest in the district?	Development will make a significant contributions to reducing inequalities for example by increasing affordable housing locally or by delivering economic growth or new health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned).	
	Development would have an uncertain effect (Explain why this effect is assigned)	
	Development will have no effect or will lead to increasing inequalities, for example by leading to the loss of affordable housing locally or existing businesses, or the loss or closure of health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned)	

To improve local accessibility to healthcare, education and employment, food shopping facilities and recreation resources (including open space and sports facilities) and promote and sustainable travel or non travel choices.

Criteria	Scoring criteria	
Will it make access easier for those households who do not have a car?	Development will be located within 400m of an hourly or better bus route, or within 800m by a metalled footpath of an established or proposed local/village/town centre. (Note all)	
	Development will be located within 800m of an hourly or better bus route or within 1.2km of an established or proposed local/village/town centre (by a metalled footpath). (Note all)	
	Development will be in excess of 800m from an hourly or better bus service, or more than 1.2km from an established local/village or town centre (by metalled footpath). (Note all)	

Criteria	Scoring criteria	
Will it help deliver new or protect existing local services and facilities and promote the provision of new public transport provision?	Development will deliver new local shops or community facilities accessible to new and future residents and/or will deliver improvements to public transport infrastructure (note any facilities/services)	
	Development will help sustain existing local shops, community facilities or could support existing or improved public transport provision locally. (note potential service/facilities and why uncertainty exists).	
	Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel public transport and cycling)

Criteria	Scoring criteria	
	Development provides opportunity to minimise congestion on the existing strategic and/or local proposed road network.	
Will it help minimise the impact of traffic congestion on the strategic and local road network?	Development would have an uncertain effect in respect of congestion on the strategic and/or local road network	
	Development could lead to a worsening of existing congestion level on the strategic and/or local road network	
Criteria	Scoring criteria	
Will it increase the proportion of journeys using modes other than cars?	The site is located within 400m of an existing or proposed bus route with hourly or better service, and provides opportunity to connect to existing off road cycle routes.	
	The site is located within 800m of an existing or proposed bus route with hourly or better service, and/or provides opportunity to connect to existing off road cycle routes	
	The site is located in excess of 800m of an existing or proposed bus route with hourly or better service, and provides no opportunity to connect to existing or proposed off road cycle provision.	

Criteria	Scoring criteria	
Will it make best use of other infrastructure	Development can be delivered without the need for further strategic infrastructure delivery in respect of water supply, drainage or electricity supply. Development would have uncertain effects on existing infrastructure and could require some	
	strategic infrastructure (depending on phasing or other development locally).	
	Development will need to be supported by strategic infrastructure (Note all)	

To achieve stable and sustainable levels of economic growth and maintain competitiveness

Criteria	Scoring criteria	
Will it encourage the creation of new businesses to grow?	Development will support the delivery of new or improved business space or other economic development, both during construction and site operation. Development will support construction industry during site build out ,but will have limited or benefits following construction	
	Development would lead to the loss of existing businesses space or employment land.	

Criteria	Scoring criteria	
Will it reduce unemployment rates and disparities across the district?	Development will support the permanent creation of new businesses (and jobs) in areas well related to existing pockets of unemployment.	
	Development may help support the creation of new businesses and jobs including on a temporary basis in areas well related to existing pockets of unemployment	
	Development is unlikely to lead to the temporary or permanent creation of new jobs	

Criteria	Scoring criteria	
Will it improve average incomes in the District?	Development is likely to create jobs and support the delivery of new businesses operating in higher value sectors	
	It is uncertain whether development will make any notable contribution in improving average incomes.	
	Development is unlikely t to have any effects on average incomes or could negatively affect the delivery of new jobs or employment space in higher value sectors.	

To diversify and strengthen local urban and rural economies

Criteria	Scoring criteria	
Will it encourage economic diversification?	Development will make a significant and permanent contribution towards diversifying the South Derbyshire Economy ¹	
	Development will make a significant, but temporary contribution towards diversifying the South Derbyshire Economy ¹	
	Development will have no effect, or a negative effect in respect of encouraging economic diversification.	

Criteria	Scoring criteria	
Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites	Development will contribute to the delivery of new employment land and will contribute to identified employment land needs within the plan period Development will have an uncertain impact in respect of meeting employment needs within the plan period Development will have no effect or potentially negative effect in respect of delivering adequate employment land within the plan period	

Criteria	Scoring criteria	
Development will help support and encourage the growth of the rural economy	Development will deliver new employment land provision or support businesses with the districts key service villages Development could help increase local residents within key villages which will indirectly support existing rural businesses.	
	Development will have no or very limited effects on the districts rural economy	

¹ NOMIS indicates that key sectors in the South Derbyshire economy are manufacturing (7,700 jobs), public admin, education and health (6000 jobs) and distribution hotels and restaurants (5,600). Diversification of the economy in the context of this objective is identified as supporting jobs in construction (2,000 jobs), transport and communications (1,700), Finance, IT and other business services (3,700), and Tourism (2,400 jobs)

To enhance the vitality and viability of existing town and village centres

Criteria	Scoring criteria	
Will it improve existing shopping facilities?	Development will incorporate the delivery of further shops and retail services	
	It is uncertain whether development will deliver further shops or retail facilities	
	Development will not deliver further shopping facilities as part of any development scheme	

To improve the quality of new development and the existing built environment

Criteria	Scoring criteria	
	Development will make a positive contribution towards improving the quality of the built environment in South Derbyshire (note how)	
Will it improve the quality of new development?	Development will have an uncertain effect on the quality of built development within the district (explain why uncertainty exists)	
	Development would make no, or have a negative impact on the quality of the built environment in South Derbyshire.	
Criteria	Scoring criteria	
Will it provide potential to use locally available	Development could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	
	It is unclear whether site could support the use of locally available materials including	
natural resources and materials?	aggregate, stone, wood or manufactured materials such as bricks and tiles	
	There is little or no potential for development to support the use of locally available materials	
	including aggregate, stone, wood or manufactured materials such as bricks and tiles	

To minimise waste and increase the reuse and recycling of waste materials

Criteria	Scoring criteria	
Will it lead to the reduced consumption of materials?	Development will deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site	
	Development has potential to deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site.	
	Development has little or no potential to reduce consumption of materials onsite during site construction	

Criteria	Scoring criteria	
Will it increase waste recovery and recycling	Development will contribute towards the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme. Development could potentially contribute to the delivery of new waste recovery or recycling facilities on site but this is uncertain	
	Development unlikely to support the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	

Criteria	Scoring criteria	
Will it reduce the proportion of waste sent to landfill?	Development includes proposals to minimise waste going to landfill (for example through proposals to incorporate on site waste management such as composting, or through the provision of adequate storage to accommodate recycling bins and other non- black bin waste receptors. (List measures) It is unclear whether development includes proposals which could minimise waste going to landfill (for example by providing space to store multiple bins for each dwelling or incorporate onsite management of waste materials) Development does not include any proposals to reduce waste sent to landfill (other than through meeting minimum space standards set out in H6 the building regulations)	

To promote the implementation of sustainable construction and sustainable use of natural resources.

Criteria	Scoring criteria	
Will it promote the implementation of sustainable construction techniques?	Development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	
	It is currently uncertain whether development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	
	Development will meet the minimum standards applicable to specific property types or uses as set out in the building regulations and/or nationally described standards set (announced through the housing standards review).	

Criteria	Scoring criteria	
Will it help reduce the need for primary won minerals such as sand gravel?	There is known potential to recycle and reuse secondary aggregates such as demolition waste on site	
	There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme	
	There is no potential to reuse demolition waste or other waste materials on site	
Criteria	Scoring criteria	

	Development will incorporate water efficiency measures to supress water usage to 110/l/p/d	
	or less for domestic dwellings	
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.	
	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

Criteria	Scoring criteria
Will it reduce water pollution?	Development will contribute to water quality improvements within and close to the site (for example through the removal of culverts and naturalisation of watercourses, the inclusion of suds which discharge to ground or which polish surface water prior to discharge to local water courses) Development has potential to contribute towards water quality improvements (see measures above) although it is unclear whether any benefits will be delivered due to the lack of detail about the design of the scheme.
	Development will have no or a negative effect on local water quality (for example by overloading local sewer networks which are prone to overflow during extreme weather events or by increasing diffuse pollution in catchment failing to meet WFD or other identified targets (ie. River Mease)).

Criteria	Scoring criteria	
Will it reduce light pollution	Development will have no discernible impact in respect of light pollution.	
	Development could have some impact in respect of light pollution, but levels associated with development would be consistent with neighbouring land uses.	
	Development could have a notable or significant impact in respect of light pollution due to the lack of existing light pollution locally or the duration, nature of use (i.e. 24 hour operation of a commercial site).	

Criteria	Scoring criteria	
Will it improve air quality?	Development will have a positive impact on air quality (for example by reducing traffic pressure on existing areas which are known to fail minimum air quality standards or other sites with known issues (for example AQMAs in Derby or Burton or Clock Island in Woodville. (note any uncertainty that exists)	
	Development is unlikely to have any notable effect on air quality or impacts are uncertain.	
	Development has the potential to have a negative effects on air quality locally	

Criteria	Scoring criteria	
Will it reduce noise pollution?	Development is likely contribute towards reducing noise pollution locally or could support a reduction in noise complaints (note how)	
	Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
	Development would lead to a general increase in noise pollution locally or would be likely to lead to an increase in the number of noise complaints	

To minimise the irreversible loss of undeveloped greenfield land

Criteria	Scoring criteria	
Will it reduce the loss of agricultural land to	Development site s brownfield, or poorly restored and would not lead to the loss of productive agricultural land Development site is greenfield but is unlikely to comprise best and most versatile land (note	
new development	ALC and indicative proportions) Development site is greenfield and comprise best and most versatile land (note ALC and indicative proportions)	

To reduce and manage flood risk and surface water runoff

Criteria	Scoring criteria	
	Development will help reduce flood risk either on or off site (note how)	
Will it reduce the impacts of flood risk?	Site will have no discernible positive or negative impact in respect of flood risk (note how)	
	Site will have a negative effect on flood risk either on or off site (note how)	
Criteria	Scoring criteria	
	Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site	
Will it reduce the unmitigated release of surface water run off?	Site includes an engineered drainage system that attenuates water on site and discharges it into watercourse or surface water drainage network at greenfield rates	
	Development discharges to the combined sewer network	

To reduce and manage the impacts of climate change and the districts contribution towards the causes

Criteria	Scoring criteria	
Will it reduce the causes of climate change?	Site is located within 400m of access to an hourly or better bus or train service and within 800m of an existing or proposed village or local centre and within 2km of a major employment area (greater than 10ha).	
	Site is located within 800m of an hourly or better bus or train service and within 1.2km of an existing or proposed village or local centre and within 4km of a major employment area (greater than 10ha)	
	Site is located in excess of 800m of an hourly or better bus or train service and more than 1.2km of an existing or proposed village or local centre and more than 4km of a major employment area (greater than 10ha)	

Criteria	Scoring criteria	
	Development will deliver renewable energy capacity or distributed energy network as part of the proposal	
Will it provide the opportunity for additional renewable energy generation in the district	Development has the potential to deliver renewable energy capacity or distributed energy network as part of the proposal	
	Development is unlikely to make any contribution towards the delivery of additional renewable energy capacity on site or towards the delivery of a distributed heat network.	

To protect and enhance the setting of historic, cultural, architectural and archaeological heritage of the district

Criteria	Scoring criteria	
Will it protect and enhance the setting of historic, cultural, architectural and archaeological features in the district?	Development will protect cultural heritage features and their setting or deliver improvments to existing cultural and heritage features (explain why) It is unclear whether development could give rise to significant cultural or heritage impacts. (List any possible effects possible and why uncertainty arises) Development is likely to degrade or negatively affect existing cultural or heritage assets	
	(explain why)	

To improve access to the cultural heritage of the District for enjoyment and educational purposes

Criteria	Scoring criteria	
Will it improve access to the public and understanding of the districts historic and cultural features?	Development could contribute to improved access and or improved interpretation of historic or cultural features. (Explain why)	
	Development will have an unknown or uncertain impact. (Explain why)	
	Development could erode local access to or negatively impact the interpretation of historic or cultural features. (Explain why)	

To conserve and enhance the districts landscape and townscape character

Criteria	Scoring criteria	
Will it reduce the amount of derelict or degraded land within the district?	Site is wholly brownfield or degraded (including contaminated) land and/or listed on NLUD	
	Site is a mix of brownfield and greenfield land (list proportions)	
	Site is greenfield only.	

Criteria	Scoring criteria	
Does it respect and protect landscape character?	Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score') Area is located in an area of secondary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	
	Area is located in an area of primary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	

Criteria	Scoring criteria	
Will it protect and create open spaces, landscape features, woodlands hedges and ponds?	Development will make a positive contribution towards the protection of existing landscape features and will contribute towards the delivery of new features (list how)	
	Development will have an unknown or uncertain impact.	
	Development will have a negative impact on existing landscape features which is unlikely to be fully offset by the delivery of new open space and planting.	

*Denotes a criteria which is not assessed in appraisals of employment land

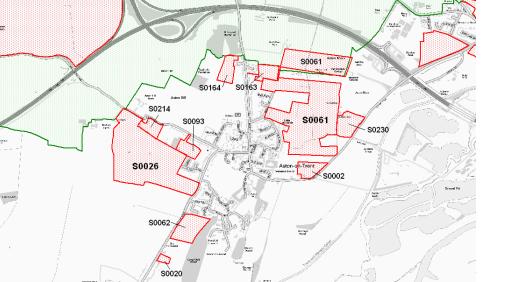
Site 1: S0026, S0093 and S0214. Sites at Chellaston Lane and Valerie Road, Aston On Trent

Description:

The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

There are two further sites in the village capable of accommodating strategic growth, one located to the east of Derby Road, and the second located on the former Aston Hall Hospital.

This site comprises of agricultural fields and is made up of two immediately adjacent land holdings. The field boundaries are defined by hedgerows and trees. The site extends some 34.5ha and is currently in multiple ownership, but the owners are willing to develop the site for residential use and there is medium to high developer interest.



	۱	



Crown Copyright and database rights [2013] 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	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
	Will it conserve and enhance locally important non-statutory wildlife sites?		 Site is located within 300m of SD163 (Long Walk Wood) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	existing habitats including hedgerows and trees wherever
biodiversity and geodiversity across the District	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. 	possible.
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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. 	- None Identified
	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?		- Sites are urban extensions and 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 an urban extension and would be very unlikely to includes provision for travelling communities]

	Will it improve people's health or wellbeing?	Development has potential to deliver new or improve existing facilities located 800m away on Shardlow Road.	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site (i.e. within 1200m). Development could help fund improvements to local medical facilities. 	 Ensure new development improves access by walking and cycling to facilities in the village
	Will it promote healthy lifestyles?	 Site is located within 400m of the village centre and within 800m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood. Could connect to an existing PROW network in this area. 	in the villages.
To improve community safety and reduce 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. 	- As above.
and fear of crime	Will it reduce the number of people involved in accidents?	 Development will have uncertain effects in respect of the highways safety around the Chellaston Lane and Weston Road junction and the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes. 	- A3 above.
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 at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school. There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. Unclear whether growth could be delivered before, or at the same time as new housing growth. The nearest primary school is Aston on Trent Primary School, though the capacity details are currently unknown. 	 Continue liaising will local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?	 Development would have no effect against this objective. Development is unlikely to create long term jobs which will have any notable impact in improving the shills of local people 	
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, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. There is an identified need for affordable housing in this area (update to reflect final shma) 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are located adjacent to the existing village, and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and Derby Road. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. There are employment opportunities in Derby City around Raynesway, and in Castle Donington. There is an hourly bus service between Aston on Trent and Derby. However, there is no evening service. 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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. No information regarding site services or facilities has been provided in respect of this site by site promoters 	secure non-car travel.
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 main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. The surrounding rural road network is not of a standard that would easily cope with strategic levels of development. 	- Requirements for
	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. The provision of additional pedestrian/cycle links could improve the local PROW network. 	Green Travel Plans, or other measures to secure non-car travel.
	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. 	

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. 	
	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	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 Aston and surrounding 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. The site could help to sustain existing services within the village centre, located nearby. 	 Ensure good connectivity to Aston village centre.
To improve the quality of	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. 	
new development and the existing built environment	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.	 None identified.
To minimise waste and	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. 	- Include requirements for
increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design or waste policy in
	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. 	the Plan.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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. Historic landfill on site. It is unclear whether this could have implications in respect of waste generation. 	 Include appropriate water efficiency and waste management policiae in the Diap
resources	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	policies in the Plan.

To reduce water, light, air and noise pollution	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	 Ensure appropriate noise mitigation is included within any allocation, or appropriate amenity provisions are made in the plan via an amenity policy
	Will it reduce light pollution?	 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	- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?	 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, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is greenfield, although part of the site has formerly been used for landfill although site has been restored and is greenfield Land is partially classified as best and most versatile with around 50% of the site being Grade 2 and 50% being Grade 3B 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and it is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. 	- None identified.
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed. 	
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?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of the village conservation area or any listed buildings. Development on the site to the south of Chellaston Lane could lead to the loss of intact ridge and furrow although no details on site layout and design have been submitted by site promoters. 	- None Identified.
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?	 Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village. 	- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.
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 wholly greenfield.	
	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 However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, 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. 	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 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. 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 10/2/14

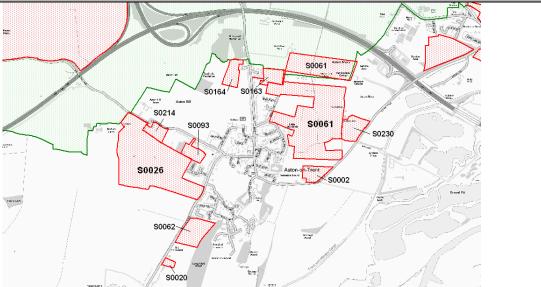
Site 2:S0061, S0163. Land between Aston Lane and Moor Lane, Aston on Trent

Description:

The village of Aston on Trent lies towards the north east of the District and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

There are two further sites in the village capable of accommodating strategic growth, one located to the south of Chellaston Lane and the second located on the former Aston Hall Hospital.

This area comprises of three adjacent sites extending some 27.5ha. The sites comprise of agricultural fields, in arable use. The field boundaries are defined by hedgerows and trees. The sites included in this land parcel are currently in multiple ownership, but the owners are willing to develop the site for residential use and there is medium to high developer interest.



Housing Site
Green Belt
Green Wedge

Key

Crown Copyright and database rights [2013] 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. 	- None Identified
	Will it conserve and enhance locally important non-statutory wildlife sites?		 SD167 (Brickyard Plantation) which is around 250m away from the site boundary of site S0061. 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 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. 	
	Will it protect sites of geological importance?		- 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?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	- None identified
	Will it increase the range and affordability of housing for all social groups?		 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?		 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?		- Sites are 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, 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?	 Development has potential to deliver new or improve existing facilities located 800m away on Shardlow Road. 	 Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 There are existing healthcare facilities, which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be accessible from this site. Development could help fund improvements to local medical facilities located around 800m from the site 	
	Will it promote healthy lifestyles?	 Site is located with 400 of village centre and sport pitch, and within 600m of both the village schools. The site is also well related to informal walking routes around the eastern edge of the village and the Trent and Mersey Canal beyond. The site could connect to an existing PROW network in this area. 	
To improve community	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.
safety and reduce crime and fear of crime.	Will it reduce the number of people involved in accidents?	 Development will have uncertain effects in respect of the highways safety, around the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes. 	
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 at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school. There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. There are proposals to deliver a new secondary school on the edge of Derby. The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown. It is unclear whether growth could be delivered before, or at the same time as new housing growth. 	 Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	
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, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. There is an identified need for affordable housing in this area (update to reflect final shma) 	- None identified.
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 the existing village and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Derby Road. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). Secondary School provision for the site is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. There are employment opportunities in Derby City around Raynesway, and in Castle Donington. There is an hourly bus service between Aston on Trent and Derby. However there is no evening service. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel.
	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?	 The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. The surrounding rural road network is not of a standard that would easily cope with strategic levels of development. 	- 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 Aston on Trent and Derby. However there is no evening service. The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. The provision of additional pedestrian/cycle links could improve the local PROW network. 	
	Will it make the best use of other infrastructure?	 There is headroom at Shardlow WWTW to accommodate growth, and development in this area 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. 	

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.	
	Will it reduce unemployment rates and disparities across the district?	-	Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it encourage economic diversification?	-	The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural Economies.	Will it improve average incomes in the District?		Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- None identified.
	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 Aston and surrounding 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. The site could help sustain existing services within the village centre, located nearby.	- Ensure good connectivity to Aston 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.	
	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.	 None identified,
	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 construction phase New development would lead to a general increase in waste generation, during construction and operation phases of development.	 Include requirements for
To minimise waste and increase the reuse of and recycling of waste materials.	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).	sufficient waste and compost storage in a
recycling of waste materials.	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.	design, or waste policy in the Plan.
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 and Schedule 3 of the Flood and Water Management Act.	
	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.	 Include appropriate water efficiency and waste management policies in the Plan.
	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	noise mitigation is included within any
	Will it reduce noise pollution?	 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 increased noise complaints, as a result of the proximity of sites to the airport, the Donington Park Race Circuit, Shardlow Quarry and the A50 trunk road. 	allocation.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	- Site is greenfield and is Grade 3a across the site. This agricultural land is therefore classed as is best and most versatile.	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. 	
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed. 	 None identified.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes. Villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarkets and secondary school provision. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of the village conservation area or any listed buildings. It is unclear whether there is potential for in ground archaeology in this area. 	- None Identified.
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?	 Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes. 	 Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is wholly greenfield.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area. 	 That existing hedgerows and tree belts on the site are preserved and will inform the site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 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 have been identified due to the lack of information held regarding potential site design and layout. 	

Site 3: S0251, Former Aston Hall Hospital Site, Aston On Trent

Description:

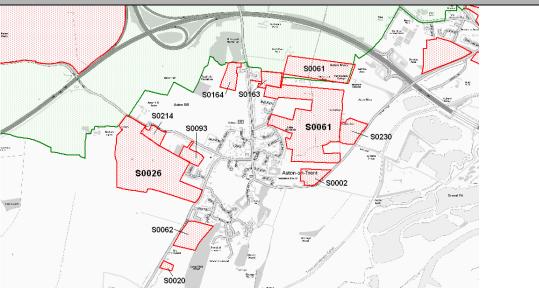
The village of Aston on Trent lies towards the north east of the District and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

There are two further large sites in the village capable of accommodating strategic growth, one located to the east of Derby Road, and the second located to the south of Chellaston Lane.

This site is previously developed and a number of derelict hospital and infirmary buildings remain, it extends some 12.7ha. The site is in single ownership and the owners are willing to develop the site to provide a mix of residential dwellings and a care village for older people. There is high developer interest in the site.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important non-statutory wildlife sites?		 SD163 (Long Walk Wood) is located within the site area for the development. No building works are proposed on site. Development on this part of the site would comprise of footpath improvements and management of the site. 	
Local BAP Priority Habitat and Species) enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		 The developer has provided the council with a site master plan for this site, through pre-application submissions. This indicates that tree planting and new habitat creation would form part of the development proposals. 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area, or within 1km of the site.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of a significant number of homes including up to 30% affordable housing which could be used to place people identified as homeless within South Derbyshire. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		 The developer is proposing the development of a private care village. This could contribute towards meeting the wider needs of older residents in this area. 	- None identified.
	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?		- The site is derelict and previously developed, although there are no identified empty homes on this site.	
I	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	 Development would deliver new informal open space and would open up a currently derelict site for use by the wider community. It would also improve existing PROW around the site (including in Middle Wood and Long Walk Wood) and would deliver additional sports and leisure provision (such as a gym), although it is not currently known whether this would be accessible to non-care home residents (albeit on a private basis). 	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site. (within 800m) Development could help fund improvements to local medical facilities. 	- Ensure new development improves access by walking and cycling to facilities
	Will it promote healthy lifestyles?	 The site is located within 800m of the village centre and within 1200m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood and would improve existing PROW in this area. The site could connect to an existing PROW network in this area. Development could significantly improve access to sports and leisure provision in the village (albeit on a private basis). 	in the villages.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- The site is frequently subject to vandalism, including fire setting. Redevelopment of the site could make a significant positive impact in reducing ASB in this area.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- The site is currently unsafe and as such, is not publically accessible. The site is subject to frequent trespassing and redevelopment could make the site safer for local communities.	- As above.
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 at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school. There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. There are proposals to deliver a new secondary school on the edge of Derby. The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown. The site is smaller than other strategic sites in the village and there would be less impact on local schools, especially if a notable part of the site is developed as a care village. 	 Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	
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, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. There is an identified need for affordable housing in this area (update to reflect final shma) 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and enote facilitian) and	Will it make access easier for those households who do not have a car?	 The site is well related to the existing village and will be located within 800m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and 800m on Derby Road. There are some local facilities including; shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. There is an hourly bus service between Aston on Trent and Derby. However there is no evening service. New sports provision, shops and other leisure facilities would be developed as part of the care village, although it is not known whether these would be publicly accessible. 	 Requirements for Green Travel Plans, or other measures to secure non-car
and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	travel.

To make best use of existing infrastructure and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. It is likely that the development of this site, in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. The surrounding rural road network is not of a standard that would easily cope with strategic levels of development. 	- Requirements for
reduce the need to travel and increase opportunities for non-car travel (public transport, walking and	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service between Aston on Trent and Derby. However, there is no evening service. The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. The provision of additional PROW, on and around the site could improve accessibility in and around the village. 	Green Travel Plans, or other measures to secure non-car travel.
cycling).	Will it make the best use of other infrastructure?	 There is headroom at Shardlow WWTW to accommodate growth. Development in this area 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. 	
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?	 Development would support the construction industry and other businesses involved in marketing and selling new homes during site build out. Post development, the site would create new employment associated with the care village aspect of the development. 	
	Will it reduce unemployment rates and disparities across the district?	 Development would support the creation of construction based jobs on a temporary basis. In the longer term, development would support the creation of new, permanent employment for carers and other related jobs. It is unclear whether the jobs could be filled by local residents, or how many jobs would be created. 	- None identified.
·	Will it improve average incomes in the District?	- The proposed development will have no or uncertain effects in respect of this objective.	
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 related to finance, legal services and property services. Permanent jobs would most likely be created in sectors related to health and social care. The District already has high levels of employment in these areas and development may not diversify the local economy significantly. 	
	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth and economic development, associated with the construction and operation of a care village within a rural area could help sustain existing rural shops and other businesses located in Aston and surrounding villages. 	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 This development will deliver additional shops or services including health care facilities and restaurants, although it is unclear whether these will be available for use by existing village residents. 	 Ensure good connectivity to Aston village centre.
To improve the quality of	Will it improve the quality of new development?	 The site is previously developed. The clearance of existing derelict buildings and site reuse would have a positive impact on the local townscape character. It could also improve the setting of Aston Hall Hospital (listed) and the village conservation area. 	- None identified.
new development and the existing built environment.	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 and stone or locally produced construction materials, such as bricks or tiles. 	- None identified.

To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials? Will it increase waste recovery and recycling? Will it reduce the proportion of waste sent to	The site is previously developed 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. 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. (Further information required) It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements which could accommodate all of the Districts recycling	 Include requirements for sufficient waste and compost storage in a design, or waste policy in the Plan.
	landfill? Will it promote the implementation of sustainable construction techniques?	bins and receptacles. 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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it help reduce the need for land won primary minerals, including sand and gravel?	 There is potential to reuse demolition waste onsite as engineering fill, or secondary aggregates. The use of materials used overall, could be reduced through the adoption of site waste management plans. There is historic landfill on site, It is unclear whether this could have implications in respect of waste generation. 	 Include appropriate water efficiency and waste management policies in the Plan.
	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. The developer's master plan indicates the use of a sustainable drainage system which will mimic natural drainage. 	
	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	- Ensure appropriate
	Will it reduce light pollution?	 Development is likely to lead to increase illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	noise mitigation is included within any
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	allocation, or appropriate amenity provisions
	Will it reduce noise pollution?	 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 an increase in noise complaints, as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	are made in the plan via an amenity policy.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	- The site is previously developed and will not result in any loss of productive agricultural land.	- None identified.
To reduce and manage flood	Will it reduce the impacts of flood risk?	 The sites is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. 	
risk and surface water run- off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. 	- None identified.
To reduce and manage the impacts of climate change	Will it reduce the causes of climate change?	 The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision. 	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development according to the indicative master plan, drawn up by the developer would improve the setting of the village conservation area and Aston Hall Hospital. 	- None Identified.

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?	 Development will offer limited potential to enhance local PROW access towards the Trent and Mersey Canal, to the south of the village and connectivity between this area and the village centre. 	 Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly brownfield and derelict and would require remediation prior to development.	
	Does it respect and protect existing landscape Character?	- 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).	- That existing hedgerows and tree belts on the
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements such as existing development to the north, woodland to the east and west and hedgerows to the south. Hedgerows, trees or other landscape elements would contribute towards integrating new development into the local landscape. This land parcel could contribute towards green infrastructure provision. The site master plan submitted by the developer, would protect significant landscape elements around and within the site and strengthen these through improved connectivity between areas of landscape interest, though the provision of a new green corridor through the site and improved PROW within and adjacent to the site. 	site are preserved and inform the site layout.

Site 4: S0006:Etwall: Land at Egginton Road, Etwall

Description:

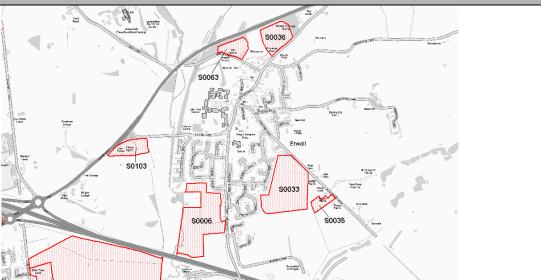
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre, and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50, a little way to the south, with open countryside to the east and the west.

The site extends some 9.7ha and is comprised of agricultural land. The site is bounded by the A50 to the south and existing residential development to the north and east.

The site is in single ownership and there is a high level of developer interest on the site.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To overid domono to	Will it conserve and enhance internationally/ nationally important wildlife sites?		 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 500m of this site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is no information held on the likelihood of the site, including measures to secure biodiversity gain on site. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
	Will it reduce the number of households waiting for accommodation?		 There is an identified shortfall of 18 affordable homes within Etwall. Strategic sites would be expected to deliver up to 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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 currently held. 	- None identified.
	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. 	
	Will it reduce the number of unfit or empty homes?		- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

To improve the health and	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing	-	Existing round of a share a sha	- Ensure new development
well-being of the population.	residents and provide additional facilities for new residents?	-	 and Mickleover (Vicarage Road), all of which all are accepting new patients. Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall. 	improves access to local walking and cycling routes.
	Will it promote healthy lifestyles?	-	and secondary schools, sports pitch and leisure centre.	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	-	development There are no identified impacts from site development in respect of this issue.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents	-	 Development will have uncertain effects in respect of the highways safety in respect of the local highways network. 	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	-	The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion. It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.	- Continue liaison with local Schools
the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?		Development would have no effect against this objective.	and LEA to establish impact.
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 Etwall. Etwall. There are below average levels of deprivation, with Etwall, being amongst the 20% of the least deprived areas in the District.	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	-	The site is located adjacent, or close to the village, and within 800m of a range of facilities in Etwall There are some local facilities (including: a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Egginton Road. There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. There is a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. There is a multi-user greenway that connects Etwall to Hilton and Mickleover.	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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.	secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	-	The surrounding rural road network is not of a standard that would easily cope with very large scale development. Development would have an uncertain effect on the local road network.	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	-	There is a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site, on Egginton Road. There is a multi-user greenway that connects Etwall to Hilton and Mickleover. The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.	 Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling).	Will it make the best use of other infrastructure?	-	There are no identified strategic issues in this area in respect of; water supply, waste water treatment, sewerage infrastructure or electric supply, although local capacity improvements may be needed to existing sewerage to accommodate growth	travel.

To achieve stable and	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.	
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	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 related to finance, legal services and property services.	
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural Economies.	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).	- None identified.
	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.	
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 Etwall village centre.
To improve the quality of	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. 	
new development and the existing built environment.	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.	 None identified.
	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 construction phase. New development would lead to a general increase in waste generation during construction and operation phases of development.	 An appropriate design policy could
To minimise waste and increase the reuse and recycling of waste materials.	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. (No information in respect of waste provided by site promoters).	help ensure that sufficient recycling space is included
	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.	in new development.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	
	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.	- None identified.
resources.	Will it help ensure water resources are used efficiently?	-	 There may be potential to secure water efficiency measures on site, to ensure that use is below what is required by part G of the building regulations. There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	_
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate noise mitigation is included within any
To reduce water, light, air and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally. Development could increase odour complaints, as a result of the proximity of the site Sewage Treatment Works. 	 allocation. Need for buffer between STW and
	Will it reduce noise pollution?	 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 an increase in noise complaints, as a result of the proximity of sites to the A50 and A516. 	any other development.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	- The site would lead to the loss of greenfield agricultural land although none of the site is classed as best or most versatile being grade 3b or lower.	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.	- Ensure that new housing is steered
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site, an engineered SUDS solution is assumed. 	away from areas of identified flood risk.
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Etwall and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m The nearest employment site over 10h, is in excess of 2km, but within 2km (Hilton Depot). The nearest supermarket is located in Hilton. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of the village conservation area or any listed buildings. It is unclear whether there is potential for in ground archaeology in this area. 	 Ensure that sites are designed and implemented to minimise impact on the setting of listed buildings, or other heritage assets.
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?	- Development would have an uncertain impact in respect of these objectives.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly greenfield.	- That existing
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity. 	 That existing hedgerows and treebelts on the site are preserved and inform the site layout. That further assessment of individual sites, are undertaken as the Plan progresses.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is reasonably well contained to the north and west by existing landscape elements, such as existing development (including WWTWs) and development to the north and along Egginton Road. The site is less well contained to the south and some agricultural land would remain between this development and the A50 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 effects have been identified due to the lack of information held regarding the potential site design and layout. 	

Site 5:Etwall:S0033 Land South of Willington Road, Etwall

Description:

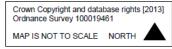
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre, and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 a little way to the south, with open countryside to the east and the west.

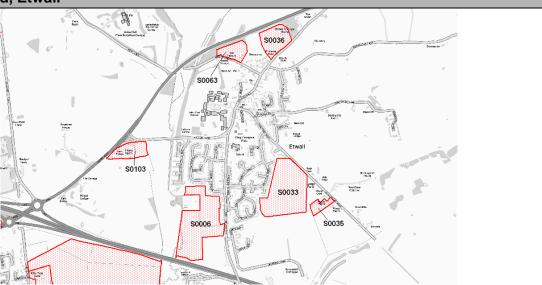
The site extends some 15.4ha and is comprised of agricultural land. The site is bounded by Willington Road to the North and existing residential development to the west

The site is in multiple ownership and there is a high developer interest on the site. At the time of appraisal, a planning application was submitted for up to 100 dwellings and a new cricket pitch on the site. Ref 9/2014/1040









Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To overid domestic to	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 500m of this site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No protected species have been identified on site through a recent phase 1 habitat survey commissioned by site promoters There are a number of trees with potential to provide roosting or foraging habitat for bats 	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		 The site will include grassland (as amenity open space), SUDS and peripheral tree planting. It is unclear whether these features will be designed and managed to deliver biodiversity gain. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
	Will it reduce the number of households waiting for accommodation?		 There is an identified shortfall of 18 affordable homes within Etwall. Strategic sites would be expected to deliver up to 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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 is information currently held. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 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?		- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing? Will it improve accessibility to	 Development will secure the provision of an upgraded cricket pitch and associated pavilion. Development proposals will also deliver new informal open space provision. The previous cricket pitch will be partially used to extend the burial grounds of the local church. 	- Ensure new
To improve the health and well-being of the population.	healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Hilton (Welland Road 3km away), Willington (Repton Road), and Mickleover (Vicarage Road) all of which all are accepting new patients. Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall. 	development improves access to local walking and cycling routes.
	Will it promote healthy lifestyles?	 Development will be within walking distance (800m) of key services, including the village centre, primary and secondary school, sports pitch and leisure centre (by public right of way). Distances by road are slightly longer. 	
To improve community safety and reduce 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. 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	 Development will have uncertain effects in respect of the highways safety in respect of the local highways network. 	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion. It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises. 	- Continue liaison will local Schools
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	and LEA to establish impact.
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 Etwall. There are below average levels of deprivation within Etwall. Etwall is amongst the 20% of the least deprived areas in the District. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are located adjacent, or close to the village, and within 800m of a range of facilities in Etwall. There are some local facilities (including a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Willington Road. There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. There is a multi-user greenway that connects Etwall to Hilton and Mickleover. 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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 support the provision new open space and sports provision and would support existing health care provision and shops in the village. It is also likely to support investment into local primary, secondary and post 16 education facilities. 	secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Etwall has good access to the A516 and the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. Development would have an uncertain effect on the local road network. 	
existing infrastructure, reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site on Willington Road. There is a multi-user greenway that connects Etwall to Hilton and Mickleover. The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel.
transport walking and cycling).	Will it make the best use of other infrastructure?	 There are no known strategic issues in this are in respect of water supply, waste water treatment or sewerage infrastructure or electric supply, although a local pumping station is likely to be needed to serve development given site topography. 	

To achieve stable and sustainable levels of	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. 	
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	 - Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	 - The proposed development will have no effect in respect of this objective.	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local, urban and rural economies.	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). 	- None identified.
	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.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 Development will increase the number of local residents in the village and will help to sustain existing shops and businesses in the village. 	 Ensure good connectivity to Etwall village centre.
To improve the quality of	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. (Application is outline only). 	
new development and the existing built environment.	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 and stone or locally produced construction materials such as bricks or tiles. 	 None identified.
To minimise waste and	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 the development. 	- An appropriate design policy could
increase the reuse and recycling of waste materials.	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. (No information in respect of waste provided to date). 	help ensure that sufficient recycling space is included in the new
	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. 	development.
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 and Schedule 3 of the Flood and Water Management Act. 	
	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. 	- None identified.
	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. Surface water drainage on site to be managed via an engineered SUDS scheme. 	

	Will it reduce water	- Development will have no significant impact on local water quality.	
To reduce water, light, air	pollution? Will it reduce light pollution?	 Development is likely to lead to increased illumination, locally during site development and occupation but this would be consistent with surrounding land uses. Overall development is unlikely to have any notable impact in respect of light pollution. 	 Ensure appropriate noise mitigation is
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable impact on air quality.	included within any allocation.
	Will it reduce noise pollution?	 Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site would lead to the partial loss of greenfield, agricultural land. Land is not classed as best and most versatile being grade 3b and lower 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding, subject to the implementation of the proposed SUDS. 	- Ensure that new housing is steered
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. A SUDS is included as part of the drainage strategy for the site. 	away from areas of identified flood risk.
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Etwall and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m The nearest employment site over 10h is in excess of 2km away but within 4km. (Hilton Depot). The nearest supermarket is located in Hilton. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of the village conservation area or any listed buildings. It is unclear whether there is potential for in ground archaeology in this area. 	 Ensure that sites are designed and implemented to minimise impact on the setting of listed buildings or other heritage assets.
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?	- Development would have an uncertain impact in respect of these objectives.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly greenfield.	- That existing
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental sensitivity. 	hedgerows and tree belts on the site are preserved and inform site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is reasonably well contained to the north and west by existing landscape elements, such as existing development along Belfield Road and Willington Road. The site is less well contained to the south. Hedgerows, trees or other landscape elements would be retained and contribute towards integrating new development into the landscape. This land parcel would contribute to the delivery of new GI in the form of a Cricket pitch, new informal open space and a new surface water management system. 	 That further assessment of individual sites is undertaken as the Plan progresses.

Site 6: S0034, S0234, S0235, S0235a, S0222: Rear of the Salt Box Café Hatton.

Description:

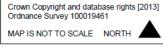
The sites are located on the northern edge of Hatton village. It is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

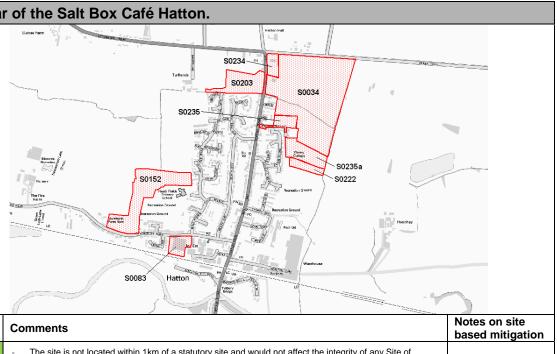
The sites comprises of agricultural fields bordered by trees and hedgerows, which are prominent on the eastern boundary due to flat nature of the local landform. The site lies in an area of flood risk, although the recent completion of flood defences around the village would prevent flooding from flood event up to and including a 1:100 year event.

The site as a whole is in multiple ownership, and there is high developer interest.

Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To out id down on to	Will it conserve and enhance internationally/ nationally important wildlife sites?		 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	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 any information to the authority regarding site ecology, or proposals to deliver biodiversity gain on site. However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The site would contribute to overall housing need, in combination with other developments in South Derbyshire. 	
	Will it reduce the number of unfit or empty homes?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	 The site would have an uncertain effect in respect of delivering new informal open space and sports provision, although the site is located within 400m of the nearest recreation ground 	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Tutbury, located around 2km from the site. It is unclear whether strategic growth could support the delivery of new medical facilities locally. 	 Ensure new development improves access to local walking and cycling routes.
	Will it promote healthy lifestyles?	- The site is located within 800m of the village centre, primary school and sports pitch, although northern sites are beyond this threshold.	
To improve community	Will it reduce crime and fear of crime?	- There are no known issues with crime and antisocial behaviour across the identified sites.	
safety and reduce crime and fear of crime.	Will it reduce the number of people involved in accidents?	 Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses. Development may also contribute towards reducing HGV movements through the village. 	-
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. The nearest primary school is Hatton Primary School. This school has room for expansion. It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development, as it arises. 	- Continue liaison with local Schools
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	and LEA to establish impact.
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 could deliver new affordable housing to this area which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and	Will it make access easier for those households who do not have a car?	 The site is located adjacent to the existing village and would be within 800m of the village centre which has a limited range of facilities, including shops, primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service. There are employment opportunities in Hatton itself, as well as Church Broughton. There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The village has a railway station with an hourly service to Derby and Crewe. The provision of additional pedestrian/cycle links could improve the local PROW network, which is limited to the north east of Hatton. 	- Requirements for Green Travel Plans, or other measures to secure non-car
promote healthy and sustainable travel or non- travel choices.	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 in the village and could support existing shops and other services in the village. 	travel.
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?	 Hatton has good access to the A511 and the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The provision of additional pedestrian/cycle links could improve the local PROW network. Hatton is one of only two villages in the District which has a train station. The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel. 	- Requirements for Green Travel Plans, or other measures to secure non-car
	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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. 	travel.

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. 	
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	· ·	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		 Development could increase shopping provision on site, although this is not clear. No site masterplan has been submitted by the developers. Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village. 	 Ensure good connectivity to Hatton village centre.
To improve the quality of	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 and design of any scheme proposed. 	
new development and the existing built environment.	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 and stone or locally produced construction materials such as bricks or tiles. 	 None identified.
To minimise waste and	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. 	 An appropriate design policy could help
increase the reuse and recycling of waste materials.	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. (No information in respect of waste provided to date). 	ensure that sufficient recycling space
	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. 	is included in new development.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The sites are greenfield and would not present opportunities to reuse demolition waste or materials on site.	- None identified.
resources.	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.	

To reduce water, light, air	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. Overall development is unlikely to have any notable impact in respect of light pollution. 	 Ensure appropriate noise mitigation is
and noise pollution.	Will it improve air quality?	 Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour. 	included within any allocation.
	Will it reduce noise pollution?	- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site would lead to the partial loss of greenfield, agricultural land. Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site lies within flood zone 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally. 	- Work with developers and EA on flood risk
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	matters.
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms of homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and a primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwall. Development could help manage climate change impacts associated with flooding locally. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There is no conservation area in Hatton. There are no listed buildings likely to be affected by housing development on this site. There may be limited potential for development to affect the setting of Tutbury Castle (a SAM and listed building) to the south where sites are visible Unclear whether there is potential for below ground archaeology in this area. 	 Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.
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?	- No opportunities to improve access to historic or cultural assets are identified.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly greenfield	- That existing hedgerows and tree belts on the
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	- The sites are all located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.	tree beits on the site are preserved and inform the site layout. - That further assessment of
Version 1b 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements to the north and west but open to the east. The site includes a significant outgrown hedgerow and trees along the western edge of the site. All sites could contribute towards green infrastructure provision. 	individual site is undertaken as the Plan progresses.

Site 7: S0152: Scropton Road Hatton.

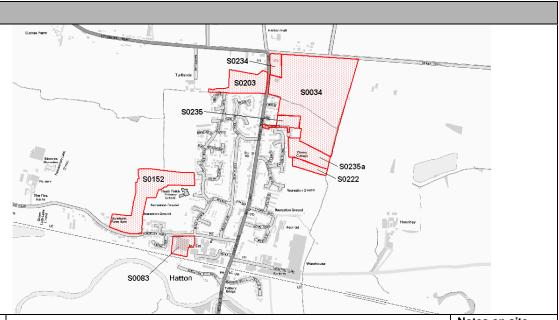
Description:

The sites are located on the northern edge of Hatton village. It is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

The site comprises of agricultural fields, bordered by trees and hedgerows, and extends some 5.5ha.

The site is in single ownership and like all sites in the village, lies in an area of high flood risk. Recent flood works would protect the site from 1:100 year floods. There is high developer interest in the site. Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
-	Will it conserve and enhance internationally/ nationally important wildlife sites?		 The sites 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	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 any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site. However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The site would contribute to overall housing need, in combination with other developments in South Derbyshire. 	
	Will it reduce the number of unfit or empty homes?		- 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, 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? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles?	The site would have an uncertain effect in respect of delivering new informal open space and sports provision. There is an existing recreation ground within 400m of this site (depending on access). Existing healthcare facilities are located at Tutbury, located around 1.5km from the site. It is unclear whether strategic growth could support the delivery of new medical facilities locally. The site is located within 800m of the village centre, primary school and sports pitch.	- Ensure new development improves access to local walking and cycling routes.
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime? Will it reduce the number of people involved in accidents?	 There appear to be no known issues with crime and antisocial behaviour across identified sites. Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses. Development may also contribute towards reducing HGV movements through the village. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people? Will it reduce the number of working age residents who have no, or lower level qualifications?	 The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. The nearest primary school is Hatton Primary School. This school has room for expansion. It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises. Development would have no effect against this objective. 	 Continue liaison with local Schools and LEA to establish impact.
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 could deliver new affordable housing to this area, which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and	Will it make access easier for those households who do not have a car?	 Site are located adjacent to the existing village and would be within 800m of the village centre, which has a limited range of facilities including; shops, a primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service. There are employment opportunities in Hatton itself, as well as Church Broughton, Bus stops are located within 400m of the site on Scropton Road. There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The village has a railway station with an hourly service to Derby and Crewe. The provision of additional pedestrian/cycle links could improve the local PROW network which is limited to the north east of Hatton. 	- Requirements for Green Travel Plans, or other measures to secure non-car
promote healthy and sustainable travel or non- travel choices.	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 in the village and could support existing shops and other services in the village. 	travel.
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?	 Hatton has good access to the A511 and the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The provision of additional pedestrian/cycle links could improve the local PROW network. Hatton is one of only two villages in the District which has a train station. The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. 	travel.

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. 	
	Will it reduce unemployment rates and disparities across the district?	·	- Development would support the creation of construction based jobs on a temporary basis.	 None identified.
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local, urban and rural economies.	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). 	- None identified.
	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.	
To enhance the vitality and viability of existing town and village centres,	Will it improve existing shopping facilities?		 Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village. 	 Ensure good connectivity to Hatton village centre.
To improve the quality of	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 and design of any scheme proposed. 	
new development and the existing built environment.	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 and stone or locally produced construction materials such as bricks or tiles. 	- None identified.
To activity in the second	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. 	 An appropriate design policy could help
To minimise waste and increase the reuse and recycling of waste materials.	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. (No information in respect of waste provided to date). 	ensure that sufficient recycling space
	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. 	is included in new development.
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 and Schedule 3 of the Flood and Water Management Act. 	- Consider setting
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	water efficiency targets beyond those set out in building
	Will it help ensure water resources are used efficiently?		 There may be potential to secure water efficiency measures on site, to ensure use below that required by part G of the building regulations. No information has been submitted in respect of this issue 	regulations within the Plan

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. Overall development is unlikely to have any notable impact in respect of light pollution. 	 Ensure appropriate noise mitigation is
and noise pollution.	Will it improve air quality?	 Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour. 	included within any allocation.
	Will it reduce noise pollution?	- Development is unlikely to have any notable impact in respect of noise pollution locally, although the proximity of the site to the primary school could affect the number of noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Site is greenfield Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not best and most versatile. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site lies within flood zone 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally. 	- Work with developers and EA on flood risk
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	matters.
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwall. Development could help manage climate change impacts associated with flooding locally. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There is no conservation area in Hatton. There are no listed buildings likely to be affected by housing development on this site. There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) to the south where the site is visible. 	 Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.
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?	- No opportunities have been identified to improve access to historic or cultural assets.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly greenfield.	- That existing hedgerows and tree belts on the
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	- The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.	site are preserved and inform the site layout. - That further
Version 1b 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is relatively poorly contained by existing landscape elements, such as trees and hedgerows to the west and lacks any natural screening to the north. The site could offer potential to strengthen existing landscape elements. The site could contribute towards green infrastructure provision. 	assessment of the individual site is undertaken as the Plan progresses.

Site 8: S0152: Land at Breach Lane and Malthouse Lane, Hatton.

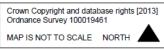
Description:

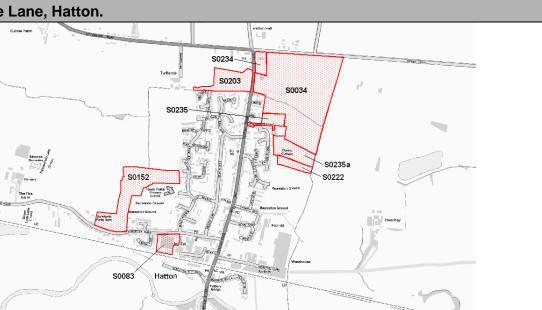
The site is located on the northern edge of Hatton village. It is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

The site comprises of agricultural fields bordered by trees and hedgerows, and extends some 7.1ha. The site is detached from the village and lies around 200m to the north of the northern edge of site S0034.

The site is in single ownership and lies partially in an area of moderate flood risk. There is low developer interest in the site. Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally/ nationally important wildlife sites?		 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified.
biodiversity and geodiversity across the District.	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 any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site. However, given the nature of the site, there is considered potential to deliver greater biodiversity through habitat creation. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The site would contribute to overall housing need, in combination with other developments in South Derbyshire. 	
	Will it reduce the number of unfit or empty homes?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	 The site would have an uncertain effect in respect of delivering new informal open space and sports provision. There is an existing recreation ground located 1000m to the south of this site 	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Tutbury, which is around 3km from the site. It is unclear whether strategic growth could support the delivery of new medical facilities locally. 	 Ensure new development improves access to local walking and cycling routes.
	Will it promote healthy lifestyles?	 The site is located more than 1200m from the village centre and primary school and 1000m from a sport pitch. 	
To improve community	Will it reduce crime and fear of crime?	- No known issues with crime and antisocial behaviour across identified sites.	
safety and reduce crime and fear of crime.	Will it reduce the number of people involved in accidents?	 Development in Hatton could contribute to the ongoing maintenance costs of around £70,000 per annum for the flood defences recently constructed in the village, although it is unclear whether this site would directly benefit from works. 	-
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. The nearest primary school is Hatton Primary School. This school has room for expansion. It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises. 	- Continue liaison with local Schools
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	and LEA to establish impact.
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 could deliver new affordable housing to this area which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The site is dislocated from the existing village and would be in excess of 1200m of the village centre. There are employment opportunities in Hatton itself, as well as Church Broughton. Bus stops are located within 400m of the site on Uttoxeter Road. There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The village has a railway station with an hourly service to Derby and Crewe. The provision of additional pedestrian links could improve the local PROW network around the northern edge of the village. 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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 in the village and could support existing shops and other services in the village. 	secure non-car travel.
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?	 Hatton has good access to the A511 and the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. The provision of additional pedestrian/cycle links could improve the local PROW network. Hatton is one of only two villages in the District which has a train station. The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel. 	- Requirements for Green Travel Plans, or other measures to secure non-car
	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 or Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth. 	travel.

To achieve stable and	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. 	
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development will increase the numbers of local residents in the village and will help sustain existing shops and businesses in the village.	
To improve the quality of	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 and design of any scheme proposed. 	
new development and the existing built environment.	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 and stone or locally produced construction materials such as bricks or tiles. 	 None identified.
To minimize waste and	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. 	 An appropriate design policy could help
To minimise waste and increase the reuse and recycling of waste materials.	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. (No information in respect of waste provided to date). 	ensure that sufficient recycling space
	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	- None identified.
resources.	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.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but will be broadly consistent with surrounding land uses. Overall development is unlikely to have any notable impact in respect of light pollution. 	- Ensure appropriate noise mitigation is
and noise pollution.	Will it improve air quality?	 Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour. 	included within any allocation.
	Will it reduce noise pollution?	 - Development is unlikely to have any notable impact in respect of noise pollution locally.	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site would lead to the partial loss of greenfield, agricultural land. No data is held in respect of ALC in this area. The loss of some BMV agricultural land is assumed. 	
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site lies within areas of low and moderate flood risk (Zones 1 and 2), However, the proposal is likely to be protected by existing flood defences and could therefore, help fund the on-going maintenance of the scheme and as such, could contribute towards reducing flood risk locally. 	- Work with developers and
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	EA on flood risk matters.
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is poorly located in respect of local service provision within Hatton (1500m) but does have access to an hourly or better bus service within 400m of the site. The nearest employment site over 10h is within 2km and the nearest supermarket is located in Hatton (1.5km). Secondary education provision is located in excess of 4km in Etwall. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district. Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		 There is no conservation area in Hatton. There are no listed buildings likely to be affected by housing development on this site. There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) 	 Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.
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?	- There appear to be no opportunities identified to improve access to historic or cultural assets.	- None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?	- The site is wholly greenfield.	
	Does it respect and protect existing landscape Character?	 The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity. 	tree belts on the site are preserved and inform the site layout. - That further
Version 1b 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is poorly contained by existing landscape elements and development, although there are hedgerows and hedgerows trees on the site periphery. The site could offer potential to strengthen existing landscape elements. The site could contribute towards green infrastructure provision. 	assessment of the individual site is undertaken as the Plan progresses.

Site 9: S0014 Land South of the Mease Hilton.

Description:

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

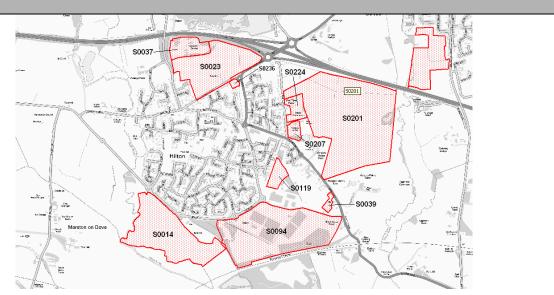
This site comprises of agricultural grazing land and extends some 23.1ha. The site is largely defined by natural features such as filed boundaries or watercourses, although to the north it lies adjacent to the Mease.

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





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation	
-	Will it conserve and enhance internationally or nationally important wildlife sites?		 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. 		
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 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. 		
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.	
biodiversity and geodiversity across the District.	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 are no regionally important geological sites within this area or within 1km of the site.		
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 		
To provide decent and affordable homes that meet local needs.	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held. 	- None identified.	
	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?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 		

		Development would have upportain impacts in respect of delivering new informal oper energy of an	
	Will it improve people's health or wellbeing?	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. The site is adjacent to existing sports pitches for the village and there may be potential to deliver qualitative and quantitative improvements to local provision. 	- Ensure new
To improve the health and well-being of the population.	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. 	development improves access by walking and cycling to facilities in the villages.
	Will it promote healthy lifestyles?	 The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. It is unknown whether this site would include proposals to bring forward a new primary school. 	 Continue liaison with local Schools
the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective.	and LEA to establish impact.
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 additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes. 	- None identified.
To improve local accessibility to healthcare, education, employment,	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. Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. Secondary School provision is at John Port. 	- Requirements for
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	Green Travel Plans, or other measures to secure non-car travel.
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. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. The site is well related to local bus service provision. 	- Requirements for Green Travel Plans, or other measures to
	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 or 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. 	secure non-car travel.

resources.	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure that use is below what is required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	policies in the Plan.
To promote sustainable forms of construction and sustainable use of natural	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.	 Include appropriate water efficiency and waste management
	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 and Schedule 3 of the Flood and Water Management Act. 	
	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. 	or waste policy in the Plan.
increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage in a design
To minimise waste and	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. 	- Include requirements for
new development and the existing built environment.	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. 	 None identified.
To improve the quality of	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. 	News identified
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	 Ensure good connectivity to Hilton village centre.
	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 diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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 related to finance, legal services and property services. 	
·	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
To achieve stable and sustainable levels of	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. 	

	Will it reduce water				
	pollution?		- Development will have no significant impact on local water quality.		
To reduce water, light, air	Will it reduce light pollution?		 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate noise mitigation is 	
and noise pollution.	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	included within any allocation.	
	Will it reduce noise pollution?	I it reduce noise pollution? - 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?		 The site is wholly greenfield. Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site. 	- None identified.	
To reduce and manage	Will it reduce the impacts of flood risk?		 The site is located in an area identified as being of high flood risk and is undefended. Development could increase the number of homes at flood risk locally. 		
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?		 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	- None identified.	
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?		 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs; supermarket, health centre and employment (within 1200m) and is located within 400m of an hourly, or better bus service. There is a strategic employment site within 2km of this site. 	- None Identified.	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 		
To protect and enhance the cultural, architectural and archeological heritage of the district.	itectural the setting of historic cultural, Development is unlikely to affect the setting of any listed buildings.		- None Identified.		
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?		 Development will have an unknown or uncertain impact. [Seek for information from the HERS record]. 		
	Will it reduce the amount of derelict and degraded land within the District?		- The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district.		
To conserve and enhance the District's landscape	Does it respect and protect existing landscape Character?		- 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).	- That existing hedgerows and treebelts on the site are preserved	
and townscape character.	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		 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. 	and inform the site layout.	

Site 10: S0023, S0037 Land South of the Mease Hilton.

Description:

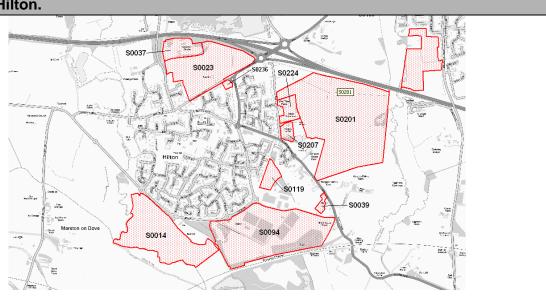
The larger site is a predominantly green field site that is currently used for a nursery, grazing, agriculture and a small number of dwellings. It is located to the north of Hilton and has potential access to Derby. The smaller site is previously developed for employment use. Together, the sites would extend some 23 ha of which around 18ha is accounted for on the larger site.

The larger site could accommodate strategic level of development in isolation and would not be dependent on the delivery of the smaller site.

The larger strategic site is in multiple ownership, whilst the smaller site is in single ownership. There is high developer interest in both sites.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation	
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50. 		
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County Wildlife sites within 300m of the site.		
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.	
biodiversity and geodiversity across the District.	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 are no regionally important geological sites within this area, or within 1km of the site.		
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 		
To provide decent and affordable homes that meet local needs.	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held. 	- None identified.	
	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?		- The site is 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 		

[
	Will it improve people's health or wellbeing?	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. The site is around 500m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision as a result of development. 	_	
To improve the health and well-being of the population.	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 Hilton (Welland Road, 600m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. Development could help fund improvements to local medical facilities. 	 Ensure new development improves access by walking and cycling to facilities in the villages. 	
	Will it promote healthy lifestyles?	 Site is located within 600m of a sport pitch, village school and local centre. Although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. Could connect to an existing PROW network in this area. 		
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.	
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain in respect of this objective.	- 73 80000.	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. It is unknown whether this site would include proposals to bring forward a new primary school. 	 Continue liaison with local Schools 	
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Development would have no direct effect against this objective, or if the business park site was included, could result in the loss of local jobs. 	and LEA to establish impact.	
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 additional affordable housing in a location identified in the Strategic Housing Market Assessment, as being in need of further homes. 	- None identified.	
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located around 150m from the site on Derby Road. Local facilities include; shops, primary school (which is full and is unlikely to meet need arising from this, or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. Secondary School provision is at John Port. 	- Requirements for Green Travel Plans, or other	
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	measures to secure non-car travel.	
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. It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 		
	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. The site is well related to nearby bus stops which are located within 150m of the site and would be served by an hourly, or better bus service (V1 and V2). 	 Requirements for Green Travel Plans, or other measures to 	
	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 or 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. 	measures to secure non-car travel.	

To achieve stable and	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. 	
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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?	- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	
To improve the quality of	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. 	
new development and the existing built environment.	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.	 None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 The site is partially greenfield (more so if considered in combination with the smaller site). There may be 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. 	- Include requirements for
increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage in a design or waste policy in
	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. 	the Plan.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	Will it help reduce the need for land won primary minerals, including sand and gravel?	 There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme. It is likely that the smaller land parcel could provide the most waste material as the larger site is almost entirely comprised of greenfield land. 	 Include appropriate water efficiency and waste management policies in the Plan.
resources.	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	

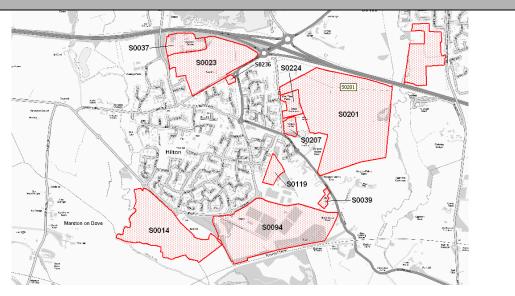
	Will it reduce water pollution?	-	Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	-	Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	-	Development is unlikely to have any notable air quality impacts in this area.	noise mitigation is included within any allocation.
	Will it reduce noise pollution?	- Development is likely to lead to increased noise levels locally during site development, although post		anocation.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	-	 The larger site is predominantly greenfield, although taken together around a quarter of the site is previously developed and three quarters brownfield. Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	
To reduce and manage	Will it reduce the impacts of flood risk?		The site is located in an area identified as being of low flood risk.	
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	-	New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	 None identified.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?			- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	cultural, - 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. (Investigate HERS and former		- None Identified.
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	rove access to the heritage of the for enjoyment and understanding of the Distribute historic and understanding of the Distribute historic and		Development will have an unknown or uncertain impact. Seek for information from the HERS record.	 Ensure sites connect to existing public rights of way and cycle routes and the Trent Mersey Canal beyond.
	Will it reduce the amount of derelict and degraded land within the District?	-	The site is a mix of greenfield and previously developed land, with around a quarter of the site being previously developed.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	-	The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. Site is generally well contained by existing development and transport routes	 That existing hedgerows and tree belts on the site are preserved and inform the site
Version 1b 11/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	-	 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. 	layout.

Site 11: S0094, Land at Hilton Depot, Hilton.

Description:

The site is a brown field site that is currently used as industrial land. It extends some 34.6ha. It is bounded to the north by existing residential properties and commercial development to the south by a railway line and to the west by sports pitches. There is an outline application for 485 homes, employment land and two form primary school for this site which at the time of writing had not been determined.

The site is located in an area of flood risk, although is defended. The site in in single ownership and there is high developer interest on the site.



-	



Sustainability Appraisal Objective	Detailed considerations	Yes/No Comments		Notes on site based mitigation	
To ourid domono to	Will it conserve and enhance internationally or 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. 		
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 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. 		
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Potential for Bats and Badgers within the site	- None Identified	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Sites includes significant new habitat creation and retention including areas of strategic planting to the south of the site 		
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site		
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 		
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 Development has potential to deliver a mix of homes in respect of tenure and housing type. Design and access statement submitted to support an application indicates that a mix of housing size and tenure will be delivered on site. 		
	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. Outline application indicates that the precise housing and tenure mix is not yet determined and will be considered through the detailed phase application. 	- None identified	
	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?		- Sites are urban extensions and 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 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?	 Development would deliver new open space and sports provision including allotments, informal open space, and parks, as well as sports pitches to serve the proposed two form entry primary school Site is adjacent to an existing recreation ground to the South of the Mease and within 800m of the Peacroft Lane. It is unclear whether and there may be potential to deliver qualitative and quantitative improvements to existing local provision as a result of development 	 Ensure new development improves access by walking and cycling to facilities in the villages
	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) (700m) and Tutbury (>3km) (Monk Street). Both are accepting new patients Both provides space for new GP surgery if required Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?	 Site is located with 800m of sport pitches, village school and local centre. (Although a new village schools and limited sports provision is planned on site. 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?	 The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. Could connect to an existing PROW network in this area. 	- As above
	Will it reduce the number of people involved in accidents?	- 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?	 The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. The site includes proposals for a two form entry primary school to be developed to meet the sites needs 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	 Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs. It is likely despite a loss of land post development the site would generate 500-550 jobs Site could therefore have an uncertain, but potentially positive effect against this objective 	
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 additional affordable housing in a location identified in the Strategic Housing Market Assessment as in need of further homes. 	- None identified
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 well related to the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way. Local facilities include shops, primary school (to be provided on site), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. Secondary School provision is at John Port. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 would support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. It is unclear whether development will support improvements to public transport 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?	 Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation This mitigation can be incorporated within the highway boundary achieved through removing the hatching on this arm to create an entry width of over 6m, increased from 4.3m. This will bring the junction into capacity 	- 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 multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. The site is well related to nearby bus stops which are located within 400m of the site and would be served by an hourly or better bus service (V1 and V2) 	
	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 or 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. 	

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? Will it reduce unemployment rates and disparities across the district? Will it encourage economic diversification?	 Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. Development could also support the creation of an additional jobs (the developer indicates around 350-400 additional jobs on site) following construction in an area which suffers elevated levels of deprivation compared to surrounding villages. Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development. Site is located in an area with relatively low levels of unemployment, although clearly new development would increase the size of the local labour market Uncertain effect identified 	- None identified.
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District? Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites? Will it help support and	Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district Employment losses would lead to the notional loss of site. Any losses would need to be made up elsewhere to ensure the delivery of sufficient employment land through the plan Further housing growth within rural areas could help sustain existing rural shops and other businesses	- None identified.
To enhance the vitality and viability of existing town and village centres	encourage the growth of the Rural Economy? Will it improve existing shopping facilities?	Portree indusing growth within rula areas could help sustain existing rulai shops and other businesses located in Hilton and surrounding villages Development may help support existing shopping provision in the village	- Ensure good connectivity to Aston village centre
To improve the quality of new development and the	Will it improve the quality of new development?	 Site is previously developed and would facilitate the removal of a number of very large warehouses which were built for storage purposes when the site was used as a ordnance depot The site layout and development framework proposed by the developer will improve local townscape character, although there remains limited uncertainty in respect of design in advance of any detailed permission being sought. 	- None identified
existing built environment	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	Will it lead to the reduce consumption of materials?	 There may be opportunity to reuse demolition waste on site within any development proposals New development would lead to a general increase in waste generation during construction and operation phases of development 	- Include requirements for sufficient waste
increase the reuse and	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. 	and compost storage in a design
recycling of waste materials	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. This is likely to be considered through detailed planning applications. 	or waste policy in the Plan
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 and Schedule 3 of the Flood and Water Management Act. This is likely to be considered through detailed planning applications on the site. 	
	Will it help reduce the need for land won primary minerals including sand and gravel?	- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.	 Include appropriate water efficiency and waste management policies in the Plan
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development. 	

	Will it reduce water pollution?	 Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site or restoring local water courses to a more natural profile. 	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. The proximity of the site to existing and proposed employment could increase light pollution complaints 	- Ensure appropriate noise mitigation is
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	included within any allocation
	Will it reduce noise pollution?	 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. The proximity of the site to existing and proposed employment could noise complaints 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is previously developed and would require remediation prior to proposed mixed use development Site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite brownfield status 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The proposed development site benefits from the River Dove flood alleviation scheme. Environment Agency modelling shows that the flood flow path across The Mease and into the site will no longer be present once the Alleviation scheme is completed. A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. Site will slightly increase floodplain storage locally. 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course. 	
To reduce and manage the impacts of climate change and the District's contribution towards the	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs with a supermarket, health centre. and school within 800m and hourly or better bus service within 400m Loss of this site to mixed development would reduce the overall employment component of the site to 7.8ha, although in combination with existing (recently completed employment development) to the immediate north there would remain in excess of 10ha of employment on the wider depot site 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development will not affect the setting of any listed buildings in Hilton. Highly unlikely to be below ground archaeology given historic site use and development 	- None Identified.
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?	- Development will have an uncertain effect.	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Yes, site would allow intensification of existing use and would enable site remediation.	
To conserve and enhance the District's landscape and townscape character	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 (list any other sensitivities) 	- That existing hedgerows and tree belts on the site are preserved and inform site
Version 1b 11/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west. Retention of significant woodland buffer to the south would contribute towards integrating new development into the landscape. Site would contribute towards green infrastructure provision including new open space provision 	and inform site layout.

Version 1b 11/2/14

Site 12: S0201, S0224 Land at Hilton Depot and Lucas Lane, Hilton.

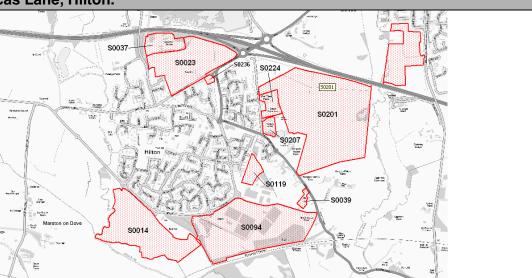
Description:

The larger site is a predominantly green field site that is currently used as agricultural land. The smaller site is greenfield pasture land. Together, the sites would extend some 53ha of which 50.1ha is accounted for on the larger site.

The larger site could accommodate strategic level of development in isolation and would not be dependent on the delivery of the smaller site.

Both sites are in single ownership. There is high developer interest on the larger site and low interest on the smaller site. Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To sucid domests	Will it conserve and enhance internationally or nationally important wildlife sites?		 The sites are located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50 and A516 interchanges. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a county wildlife site within site S0201 (SD067 Etwall Railway Pond).	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	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 are no regionally important geological sites within this area or within 1km of the site.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The sites 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?		- The sites are urban extensions and 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 an urban extension and would be very unlikely to includes provision for travelling communities 	

			T
	Will it improve people's health or wellbeing?	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. The site is around 1200m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision, as a result of development. 	
To improve the health and well-being of the population.	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 Hilton (Welland Road, 800m) and Tutbury (>3km,Monk Street). Both are accepting new patients. Development could help fund improvements to local medical facilities. 	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it promote healthy lifestyles?	 The site is located within 1200m from a sport pitch and 600m from the village primary school, although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain in respect of this objective.	- AS above.
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. It is unknown whether this site would include proposals to bring forward a new primary school. 	 Continue liaison with local Schools
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no direct effect against this objective.	and LEA to establish impact.
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 additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is adjacent to the existing village and will be located within 600m of Hilton village centre. The nearest bus stops are located on the A50/A156 within 400m but would involve crossing the A50 slip road. Other services are within 600m within the village centre. Local facilities include shops, a primary school (which is full and is unlikely to meet the need arising from this or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. Secondary School provision is at John Port. 	- Requirements for Green Travel Plans, or other measures to secure non-car
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	travel. - Improved connectivity to local bus services.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities	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. It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. The site is located close to nearby bus stops, although these are only accessible by crossing the A50 slip road. The site would be served by an hourly or better bus service (V1 and V2). 	 Requirements for Green Travel Plans, or other measures to
for non-car travel (public transport, walking and cycling)	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 or 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. 	secure non-car travel.

To achieve stable and	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 home during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services. 	S
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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 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. The site could help sustain existing services within the village centre located nearby. 	- Ensure good connectivity to Hilton village centre
To improve the quality of	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. 	
new development and the existing built environment.	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 local or locally produced construction materials such as bricks or tiles. 	- None identified.
To minimise waste and	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. 	requirements for
increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage, in a design or waste
	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. 	policy in the Plan.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	
	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, although the use of materials used overall could b reduced through the adoption of site waste management plans.	 Include appropriate water efficiency and waste management policies in the Plan.
resources.	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 required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this woul be dependent on site geology and SUDS design. 	s '

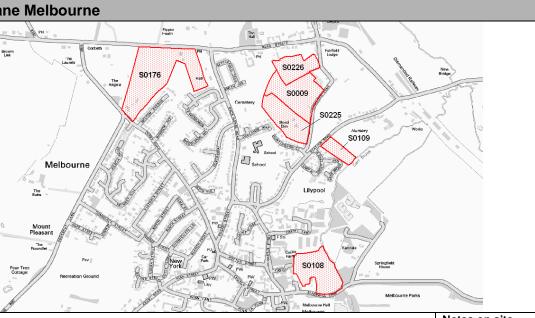
	Will it reduce water		
	pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate noise mitigation is
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	included within any allocation.
	Will it reduce noise pollution?	 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. 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?	 The site is greenfield. Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is located in an area identified as being of low flood risk.	
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	- None identified.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms as homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m. Employment land over 10ha is located within the village at Hilton Depot. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. (Investigate HERS and former land use). 	- None Identified.
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?	- Development will have an unknown or uncertain impact. Seek for information from the HERS record.	- Ensure sites connect to existing public rights of way and cycle routes and the Trent Mersey Canal beyond.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is greenfield.	
To conserve and enhance the District's landscape	Does it respect and protect existing landscape Character?	- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.	 That existing hedgerows and tree belts on the site are preserved and inform the site layout.
And townscape character.	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements such as existing development and A50 to north and west. Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site. 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 13: S0009, S0225, S0226: Land at Jawbone Lane 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, a narrow area of countryside to the north beyond which lies the smaller village of King's Newton.

The 3 sites are all within single ownership but in isolation, would not be of a scale necessary to deliver strategic levels of growth. In combination, the sites extend some 7.4ha. There is a high level of interest in the sites.



	Malana and Malana an				
Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation	
To avoid damage to	Will it conserve and enhance internationally or nationally important wildlife sites?		- The 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.		
designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site (SD137 Melbourne Railway) 300m to the east of site S/0009.		
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.	
biodiversity and geodiversity across the District.	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 sites will include the creation of new habitats or tree planting. 		
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.		
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 		
	Will it increase the range and affordability of housing for all social groups?		 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 		
To provide decent and affordable homes that meet local needs.	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. 	- None identified.	
	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?		- The sites are urban extensions and 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 an urban extension and would be very unlikely to includes provision for travelling communities 		

Key

Housing Site Green Belt Green Wedge

		- Development would have uncertain impacts in respect of delivering new informal open space and or/local	
	Will it improve people's health or wellbeing?	 Sports provision. The nearest recreation ground (Cockshut Lane) is located 1.5km from this site 	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue,>5km), and Chellaston (Rowallan Way, and Fellow Lands Way, >5km), all of which are accepting new patients. Development could help fund improvements to local medical facilities. 	 Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it promote healthy lifestyles?	 The site is located within 1500m of local recreation provision, 1000m of the village centre and within 200m of both the village schools although schools are unlikely to be able to accommodate growth. Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime? Will it reduce the number of	- There are no identified impacts from site development in respect of this issue. Would be largely determined by the design and layout of any site.	- As above.
and fear of crime.	people involved in accidents?	- 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?	 The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. There are proposal to deliver a further secondary school on the edge of close to Derby to meet City and South Derbyshire needs Melbourne Primary School is at capacity and unable to accommodate further significant growth. It is unlikely that this site could deliver a new primary school Melbourne Junior School is nearing capacity and has only 25 additional spaces available. 	 Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	
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, which is one of the most expensive areas in South Derbyshire. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are located adjacent to the existing village, and will be located within 1000m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane. There are some local facilities including; shops and infant and junior school, community centre, post office, convenience shop, outdoor sports provision and library. Secondary school provision is within Derby City, although Chellaston Academy cannot accommodate further growth. There are employment opportunities in Derby City around Raynesway and in Castle Donington. There is an hourly or better bus service operating from within 400m of the site. 	- Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Melbourne has good access to the A514. A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service between Swadlincote and Derby serving Melbourne. The provision of additional pedestrian/cycle links could improve the already extensive local PROW network. 	 Requirements for Green Travel Plans, or other measures to
transport, walking and cycling).	Will it make the best use of other infrastructure?	 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 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. 	secure non-car travel.

To achieve stable and sustainable levels of	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. 	
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	 - The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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?	 It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby. 	 Ensure good connectivity to Melbourne village centre.
To improve the quality of new development and the	Will it improve the quality of new development?	 The site is not previously developed and will not regenerate existing built up areas (there is a very small area equating to less than 1% of the site which is identified as brownfield). 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. 	- None identified.
existing built environment.	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	Will it lead to the reduced consumption of materials?	 The site is almost wholly 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. 	- Include requirements for
increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage, in a design or waste policy in the Plan.
	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	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 and Schedule 3 of the Flood and Water Management Act. 	
	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.	 Include appropriate water efficiency and waste management policies in the Plan.
resources.	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	noise mitigation is included within any
	Will it reduce noise pollution?	 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 an increase in noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit. 	- allocation.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site is almost entirely greenfield (0.04ha of the 7.5 ha site area of the combined site is identified as previously developed). Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2) 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. Site development is unlikely to have any discernible impact in respect of this objective. 	- None identified.
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	- None identified.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms; homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs (1000m), primary school provision (200m) and Bus services (400m), although is in excess of 4km of the nearest large scale employment areas. The site is also poorly related in respect of secondary school provision. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the northern edge of the site. Development is likely to affect the setting of a number of listed buildings, located on the southern side of Main Street and immediately adjacent to the northern part of the site. It is unclear whether there is potential for in ground archaeology locally. The loss of this area would lead to the coalescence of Melbourne and Kings Newton. 	- None Identified.
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?	- Development will have an unknown or uncertain impact.	 Ensure sites connect to existing public rights of way locally.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is almost entirely greenfield.	
To conserve and enhance the District's landscape	Does it respect and protect existing landscape Character?	 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. 	- That existing hedgerows and tree belts on the site are preserved
And townscape character.	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 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 effects have been identified, due to the lack of information held regarding potential site design and layout. 	and inform the site layout.

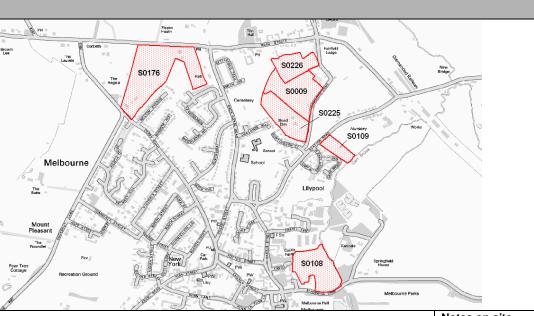
Version 1b 12/2/14

Site 13: S0176 Breach Lane 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.



Sustainability Appraisal Notes on site Detailed considerations Yes/No Comments Objective based mitigation Will it conserve and enhance The site is not located within 1km of a statutory site and would not affect the integrity of any Site of internationally or nationally Special Scientific Interest or Special Area of Conservation. important wildlife sites? To avoid damage to Will it conserve and enhance designated sites and locally important (non-statutory) There are no statutory wildlife sites within 300m of this site. species (including UK and wildlife sites? Could development affect Local BAP Priority Habitat protected species or BAP priority No records held indicating protected or BAP species within 100m of the site - None Identified. and Species) and enhance species? biodiversity and Will it provide tree planting or other habitat creation on site including No information held. The developer has not provided the Council with a site master plan or any additional geodiversity across the National Forest Planting (where evidence to indicate whether the site will include the creation of new habitats or tree planting. District. relevant)? Will it protect sites of geological There are no regionally important geological sites within this area, or within 1km of the site. importance? Will it reduce the number of Sites would contribute towards the delivery of 30% affordable housing, with the remainder market households waiting for housing. accommodation? Will it increase the range and Development has potential to deliver a mix of homes in respect of tenure and housing type. No affordability of housing for all social No data has been submitted by site promoters in respect of likely mix proposed on site groups? To provide decent and Will it improve the suitability of new Development would make an uncertain contribution towards delivering homes for older and/or disable homes for older and/disabled affordable homes that None identified. people. No information is currently held. aroups? meet local needs. Will it provide sufficient housing to The site could contribute to overall housing need, in combination with other developments in South meet existing and future need? Derbyshire and is deliverable within the plan period. Will it reduce the number of unfit or The site is urban extension and will not bring empty homes back into use, or improve unfit homes. empty homes? No, site would be an urban extension and would be very unlikely to includes provision for travelling Will it meet the needs of travelling show people? communities

Key

Housing Site Green Belt Green Wedge

To improve the health and	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane) Existing healthcare facilities are located at Melbourne (Penn Lane1km), Aston (Bell Avenue>5km), and 	- Ensure new development
well-being of the population.	residents and provide additional facilities for new residents?	 Chellaston (Rowallan Way, and Fellow Lands Way>5km), all of which are accepting new patients. Development could help fund improvements to local medical facilities. 	improves access by walking and cycling to facilities in the villages.
	Will it promote healthy lifestyles?	 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. 	in the villages.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue. Would be largely determined by design and layout of any site. 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- 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?	 The nearest secondary school is Chellaston Academy, which is at capacity and cannot be extended to accommodate growth. There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. There is a proposal to deliver a further secondary school on the edge of Derby to meet the City's and South Derbyshire's needs. Melbourne Primary School is at capacity and unable to accommodate further significant growth. Melbourne Junior School is nearing capacity and has only 25 additional spaces available. 	 Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	
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, which is one of the most expensive areas in South Derbyshire. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is located adjacent to the existing village and will be located within 800m of the village centre. 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. Secondary school provision is within in Derby City, although Chellaston School cannot accommodate further growth. There are employment opportunities in Derby City around Raynesway, and in Castle Donington. 	- Requirements for Green Travel Plans, or other measures to
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Melbourne has good access to the A514. A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service between Swadlincote and Derby, serving Melbourne. The provision of additional pedestrian/cycle links could improve the already extensive local PROW network, around the northern edge of Melbourne and Kings Newton. 	Requirements for Green Travel Plans, or other measures to secure non-car
transport, walking and cycling).	Will it make the best use of other infrastructure?	 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 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. 	travel.

resources.	and gravel? 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. Potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	management policies in the Plan.
To promote sustainable forms of construction and sustainable use of natural	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. 	 Include appropriate water efficiency and waste management
	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 and Schedule 3 of the Flood and Water Management Act. 	
-	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. 	or waste policy, in the Plan.
increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage in a design
To minimise waste and	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. 	- Include requirements for
new development and the existing built environment.	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. 	 None identified.
To improve the quality of	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. No information regarding these issues has been submitted by the site promoters. 	
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. The site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Melbourne village centre.
	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 diversify and strengthen local urban and rural economies.	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). 	- None identified.
	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 related to finance, legal services and property services. 	
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
To achieve stable and	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. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	noise mitigation is included within any
	Will it reduce noise pollution?	 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 an increase in noise complaints, as a result of the proximity of the site to East Midlands Airport and the Donington Park Race Circuit. 	allocation.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 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). 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. Site development is unlikely to have any discernible impact in respect of this objective. 	- None identified.
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	- None identified.
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?	 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of day to day retail needs (800m) and primary school provision (800m) and Bus services (400m), although the site is in excess of 4km of the nearest large scale employment areas, the site is also poorly related in respect of secondary school provision. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the eastern edge of the site. Development is likely to affect the setting of a number of listed buildings located on the southern side of Main Street. It is unclear whether there is potential for in ground archaeology locally. Loss of this area could lead to the coalescence of Melbourne and Kings Newton. 	- None Identified.
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?	- Development will have an unknown, or uncertain impact.	 Ensure sites connect to existing public rights of way locally.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is almost entirely greenfield.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 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. 	 That existing hedgerows and tree belts on the site are preserved and inform the site
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 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 potential site design and layout. 	layout.

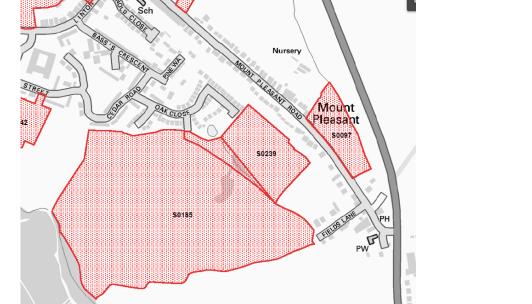
Site 15: S0185, S0239 Archers Barn off Oak Close, Church Gresley

Description:

Mount Pleasant lies around 0.5km from Castle Gresley and around 3km to the south west of Swadlincote Town Centre.

The site is bordered by development to the north and east and open countryside to the south, and west. The site extends some 14.3ha. A smaller site, S0239 (2.5ha) has been included within this appraisal given its adjacent location, although in isolation, this site would not be able to accommodate strategic levels of growth.

Both sites are within single ownership. Recent indications show that there is a moderate level of developer interest in the sites.



12	-		
n	е	١	,



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no statutory wildlife sites within 300m of this sites.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	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 sites will include the creation of new habitats or tree planting, although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the sites.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The sites 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?		- The sites are urban extensions and 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 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? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles?	Development is likely to deliver new local space and connect to existing informal local space owing to its National Forest Location. Existing recreation provision within 800m of the site It is unclear whether development will contribute to local sports provision. Existing healthcare facilities are located at Castleton Park (1.5km), Darklands Surgery, Heartwood Surgery and Overseal Surgery (All >4km), all of which are accepting new patients. Development could help fund improvements to local medical facilities. The sites are located within 800m of local recreation provision, and within 1500m of a local centre, and 1700m of a primary school (Linton Primary). The site could connect to an existing PROW network in this area.	- Ensure new development improves access by walking and cycling to facilities in the villages.
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime? Will it reduce the number of people involved in accidents?	 There are no identified impacts from site development in respect of this issue. Would be largely determined by design and layout of any site. Development would have an uncertain effect in respect of dealing with safety issues around the site. 	- As above.
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people? Will it reduce the number of working age residents who have no or lower level qualifications?	 The nearest secondary schools, are Pingle and William Allitt (William Allitt is full), although Pingle has some capacity to accommodate growth). It is unclear whether a proposal of this scale could deliver a new primary school. There may be potential to expand Linton Primary School to accommodate needs from growth in this area. Development would have no effect against this objective. 	 Continue liaison with local Schools and LEA to establish impact.
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, which is one of the most deprived parts of the district. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are dislocated from the main urban area of Swadlincote. The nearest local centre is 1500m on Castleton Park. Bus stops are located just outside the site on Mount Pleasant Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21). There are some local facilities (including convenience and other shops, outdoor sports provision and a health centre within 1.5km). Secondary school provision is Pingle and William Allitt, both are around 4km from the site, Primary school Provision is 1.75km from the site. There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 2km from the site. 	 Requirements for Green Travel Plans, or other measures to secure non-car
and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service between Swadlincote and Burton Serving this area, Off road cycling provision in this area is undeveloped. 	- Requirements for Green Travel Plans, or other measures to secure non-car
transport, walking and cycling).	Will it make the best use of other infrastructure?	 Coton Park WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements 	secure non-car travel.

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? Will it reduce unemployment rates and disparities across the district?	 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. Development would support the creation of construction based jobs on a temporary basis. 	- None identified.
	Will it improve average incomes in the District? Will it encourage economic	 The proposed development will have no effect in respect of this objective Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) 	
	diversification?	and would create or support additional, or existing jobs related to finance, legal services and property services.	
To diversify and strengthen local, urban and rural economies.	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy. 	
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 sites. The sites could help sustain existing services within Castleton Park nearby. 	- Ensure good connectivity to Swadlincote town Centre and Castleton Park Local centre
To improve the quality of	Will it improve the quality of new development?	 The site is not previously developed and will not regenerate existing built up areas. The contribution these sites 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. 	
new development and the existing built environment.	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. 	 None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 The sites are 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. 	 Include requirements for sufficient waste
increase the reuse and recycling of waste materials.	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). 	and compost storage, in a design or waste
	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. 	policy in the Plan.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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. 	 Include appropriate water efficiency and waste management policies in the Plan
resources.	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	policies in the Plan.

	Will it reduce water	-	
	pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	noise mitigation is included within any allocation.
	Will it reduce noise pollution?	 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?	 The sites are greenfield. Based on agricultural land classification maps held by the Authority, the land would be Grade 3. It is unclear whether the land is Best and Most Versatile. As such, a precautionary approach is adopted and loss classed as likely to include some BMV land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- None identified.
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the sites, an engineered SUDS solution is assumed. 	- None identified.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The sites are relatively poorly located in respect of the urban edge of Swadlincote. The sites are well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). However, the sites are less well related to local centres (1500m). 	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	 None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. (Investigate HERS and former land use). 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. 	 Ensure sites connect to existing public rights of way locally.
	Will it reduce the amount of derelict and degraded land within the District?	- The sites are greenfield.	
To conserve and enhance the District's landscape	Does it respect and protect existing landscape Character?	 The sites are located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity. 	- That existing Woodland, hedgerows and treebelts on the sites are preserved
and townscape character.	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site are well contained by existing landscape elements, such as existing development and roads to the north and east, and Hedgerows, trees and woodland to the south and west. Existing landscape elements could help integrate new development into the wider landscape. This land parcel could contribute towards green infrastructure provision locally, including forest planting. Uncertain effects have been identified due to the lack of information held regarding potential site design and layout. 	and inform the site layout.

Version 1b 12/2/14

Site 16 S02XX: Castle Fields, Swadlincote

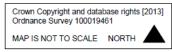
Description:

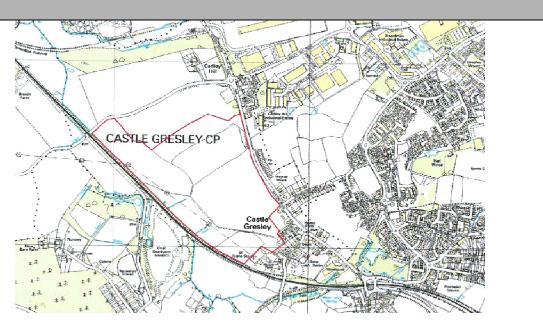
This site was first promoted for development in November 2013. Prior to this the site had not been promoted through the SHLAA or LDF process. The site is located to the immediate west the A444 and the consented but not yet built mixed use Cadley Hill Site, whilst to the south lies existing residential development. The western edge of the site is bounded by the National Forest Line. The site to the north is promoted for employment and housing development through the Plan.

The site extends some 41.5 ha. The site is thought to be in single ownership and there is a high level of developer interest in the site.

Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
T	Will it conserve and enhance internationally nationally important wildlife sites?		 The site is not within 1km of a statutorily protected wildlife site such as SSI or SAC and is not in the catchment of the he River Mease SAC 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is within 300m of two wildlife sites (SD306, Castle Mound) and SD360 (Whitelady Springs)	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on all sites. The site is within the National Forest and site master plan indicates 30% tree planting on site together with new informal and formal open space and SUDS provision. 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	- None identified
To provide decent and affordable homes that meet local needs	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 disable 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 Swadlincote and South Derbyshire. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, 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? Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy	The site could improve access to local open space including National Forest Planting and the other local leisure resources including trim trail, sports pitches and allotments included within the site master plan. The site is located around 1500m from Gresleydale Healthcare Centre. Development could help fund improvements to local medical facilities. No new facilities are proposed on site. New local centre, school and sports pitches proposed on site	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
To improve community safety and reduce crime and fear of crime	lifestyles? Will it reduce crime and fear of crime Will it reduce the number of people involved in accidents	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site Development would have an uncertain effect in respect of dealing with safety issues around the site 	- As above
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people? Will it reduce the number of working age residents who have no or lower level qualifications?	 The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. A new primary school is proposed on site Education provision would take place in phase 1 of proposed development. Development would have no effect against this objective 	 Continue liaison will local Schools and LEA to establish impact
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, which is one of the most deprived parts of the district. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 There is an hourly or better bus route which is accessible within 400m of the site Local centre is on site. The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. A new primary school is proposed on site It is expected that education provision could be deliver at the same time as growth. 	- Requirements for Green Travel
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 deliver new local centre, primary school, sports provision and safeguard an area for a train station to serve the National Forest Railway Line (currently not used for passenger traffic). The new local centre and primary school could potentially serve the nearby Cadley Hill Site. 	Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Traffic generated by the site would likely impact on the A444. It is unclear whether impacts would be significant. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is opportunity to improve local walking and cycling provision including strengthening Cycle links between Castleton Park and the Golf Course site to the north of Tetron Point. The master plan proposes two crossing points across the A444 and links into cycling routes on Castleton Park and Cadley Hill. There is an hourly or better bus service which runs along the A444 to the east of the site The site earmarks land to accommodate a passenger railways station should the National Forest Line be reopened. 	 Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 May be requirements to increase capacity at Stanton WWTW which could serve this development Local capacity improvements to the sewerage network required to support development at the scale proposed. 	travel

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support construction industry and other businesses involved in marketing, 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. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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) 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	 Development will incorporate the delivery of a new local centre including shops New development in this location could make a limited contribution towards sustaining local services in Swadlincote town centre 3.5 km away. 	Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of	Will it improve the quality of new development?	 Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character 	
new development and the existing built environment	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. 	- None identified
	Will it lead to the reduce consumption of materials?	 The site 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 	 An appropriate design policy could
To minimise waste and increase the reuse and recycling of waste materials	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). 	help ensure that sufficient recycling space is included
	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. 	in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	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 	- None identified.
163001065	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality	- Require
-	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	appropriate mitigation to reduce potential
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise impacts associated with development close
	Will it reduce noise pollution?	 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 the A50 across all sites.
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is greenfield Based on agricultural land classification maps held by the Authority land would be Grades 2 and 3. Around half the site is identified as being Grade 2 and is best and most versatile. In respect of the grade 3 element it is unclear whether this could be BMV land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 This site is almost entirely located outside of an area at fluvial flood risk. There is a small area of flood risk on the western edge of the site close to the railway line although this part of the site is set aside for National Forest planting and therefore development will have no discernible impact on flood risk locally. 	 Ensure sites are restricted to those areas where there
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	is no risk of fluvial flooding
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is adjacent to existing committed development on the edge of Swadlincote. The site is well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). A new local centre and school is proposed on site. 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which is likely to be affected by new development. 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	 Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is agricultural and development would lead to the loss of 26ha of productive land.	- That existing
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity This site is located to the west of the A444 which forms the western extent of Swadlincote. Development past this defensible boundary could represent a significant intrusion into the countryside. 	hedgerows and wooded areas be retained and enhanced - That National
Version 1c 13/02/2014	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 The site is bounded to the east by Burton Road and the Cadley Hill Site. And to the west by the National Forest Railway line. The site lies within The National Forest and would contribute towards new tree planting and habitat creation which would account for >30% of the site. New strategic landscaping along the railway line and northern edge of site to reduce landscape effects 	Forest Planting requirements are secured on site.

Version 1c 13/02/2014

Site 17: S0249, S0250 Land adjacent to the A444 and Moira Road, Overseal

Description:

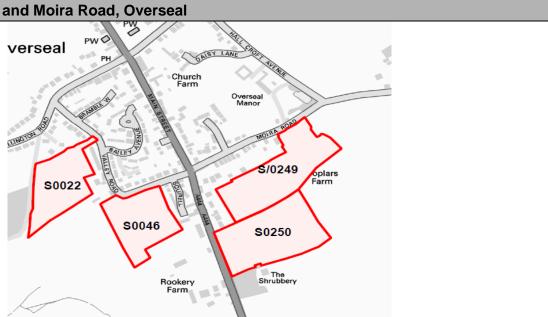
This land parcel is comprised of two separate sites, which individually would be unable to accommodate a strategic level of development but given that they are adjacent field parcels could be amalgamated to form a larger single site.

The sites are bounded by Moira Road and the village of Overseal to the north and the A444 and existing residential properties to the west. The site is open to the countryside to the south and east.

In combination, the sites extend around 6.1ha. Both sites are in single ownership and there is a high level of developer interest on both sites.

Key

Housing Site Green Belt Green Wedge



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to	Will it conserve and enhance internationally or nationally important wildlife sites?		 The sites would be served by Overseal WWTWs which discharges to the River Mease SAC. These sites are a SSSI and SAC and are failing to meet WFD and water quality targets, identified as necessary to ensure the integrity of the site. It is unlikely that this level of growth could be fully accommodated within existing WWTW capacity. 	
designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- The sites are within 300m of site SD378 (Overseal Church Meadow).	
Local BAP Priority Habitat and Species) and enhance biodiversity and	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified.
geodiversity across the District	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 sites will include the creation of new habitats or tree planting, although this is likely, given the sites location within the National Forest and extant National Forest Planting Guidelines. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the sites.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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. 	- None identified.
	Will it provide sufficient housing to meet existing and future need?		 The sites 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?		- The sites are urban extension and will not bring empty homes back into use or improve unfit homes.	1
	Will it meet the needs of travelling show people?		 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. To improve community	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles? Will it reduce crime and fear of crime	 Development is likely to deliver new local space and connect to existing informal local space, owing to its National Forest Location. Existing recreation provision is 600m from the sites It is unclear whether development will contribute to local sports provision. Existing healthcare facilities are located on Hall Croft Avenue, within 400m of site. Development could help support improvements to the sites. The sites is located within 600m of local recreation provision and 800m of the village primary school and village centre. Could connect to an existing extensive PROW network in this area. There are no identified impacts from site development in respect of this issue. Would be largely determined by design and layout of any site. 	 Ensure new development improves access by walking and cycling to facilities in the villages.
safety and reduce crime and fear of crime.	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site.	- As above.
.To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people? Will it reduce the number of working age residents who have no or lower level qualifications?	 The nearest secondary schools, are Pingle and William Allitt, both in excess of4km). There may be capacity to accommodate growth at Pingle. There may be capacity to expand the village primary school, although this is uncertain. Development would have no effect against this objective. 	 Continue liaison with local Schools and LEA to establish impact
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, this area has relatively high levels of deprivation. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 There is an hourly bus service (none in the evening) connecting Overseal with Ashby, Swadlincote and Burton. This is accessible within 400m of the site on Moira Road. The sites are within 800m of the village centre. The sites are located adjacent to the village, and have access to a limited range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision. 	- Requirements for Green Travel
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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. 	Plans, or other measures to secure non-car travel.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it minimise the impact of traffic congestion on the strategic and local road network?	- Development at the scale proposed, would have an uncertain impact in respect on traffic congestion locally.	
	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service between Ashby, Swadlincote and Burton serving this area. Off road cycling provision in this area is undeveloped. 	 Requirements for Green Travel Plans, or other measures to secure non-car
transport, walking and cycling).	Will it make the best use of other infrastructure?	 There is unlikely to be sufficient capacity to accommodate sites of this scale at Overseal WWTW within the consented headroom. It is unlikely that STW would be able to increase headroom at the site given the ultrasensitive nature of the River Mease, which receives treated fowl flows from this treatment works. 	secure non-car travel.

resources.	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	policies in the Plan.
To promote sustainable forms of construction and sustainable use of natural	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. 	 Include appropriate water efficiency and waste management
	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 and Schedule 3 of the Flood and Water Management Act. 	
-	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. 	or waste policy in the Plan.
To minimise waste and increase the reuse and recycling of waste materials.	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). 	sufficient waste and compost storage in a design
To minimize waste and	Will it lead to the reduce consumption of materials?	 The sites are almost entirely 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. 	 Include requirements for
new development and the existing built environment.	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. 	- None identified.
To improve the quality of	Will it improve the quality of new development?	 The sites are not previously developed and will not regenerate existing built up areas. The contribution these sites 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. 	None identified
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 village.	 Ensure good connectivity to Overseal village centre
	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 diversify and strengthen local, urban and rural economies.	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). 	- None identified.
	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 related to finance, legal services and property services. 	
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
sustainable levels of economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	None identified.
To achieve stable and	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. 	

To reduce water, light, air	Will it reduce water pollution?	 Development is likely to exacerbate existing water quality issues within the Mease SAC if it were to come forward unabated. Where existing development can be accommodated within existing headroom of the WWTW, impacts could be mitigated through the collection of developer contributions to fund works to improve water quality. This could ensure no deterioration in water quality. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate noise mitigation is included within any allocation.
and noise pollution.	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 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?	 The sites are greenfield. Based on agricultural land classification maps held by the Authority, the land would be Grade 2 and would result in the loss of best and most versatile land. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. Site development is unlikely to have any discernible impact in respect of this objective. 	None identified
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	- None identified.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The sites are relatively well located in respect of day to day retail needs and primary school provision (800m), although is in excess of 2km of the nearest large scale employment area (Tetron Point is 4km). The sites are also poorly related in respect of supermarkets and secondary school provision. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development could affect a cluster of listed building to the west of the site on the A444 and a listed building to the immediate north of the site on Moira Road. It is unclear whether there is potential for in ground archaeology in this area. (Investigate HERS and former land use). 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. 	 Ensure sites connect to existing public rights of way locally.
	Will it reduce the amount of derelict and degraded land within the District?	- The sites are almost entirely greenfield.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape character?	 The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. 	- That existing Woodland, hedgerows and tree Sbelts on the site are preserved and inform the site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The sites are well contained by existing development and roads to the north and west but is poorly contained to the south and 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 1b 12/2/14

Site 18: S0070 Stenson Road (West of Railway), Stenson Fields **Description:** The site (S0070) lies on the southern side of the city and is dislocated from the southern part of the City by site S0231. The site comprises of arable agricultural land, which is interspersed with trees and hedgerows. The site is not located within the Green Belt, or immediately adjacent to a Green Wedge in Derby City. South Derbyshire S0231 The Derby to Birmingham railway line forms the eastern boundary **District Boundary** of the site and separates the site from the residential community of Stenson Fields. The site to the east of the railway has planning permission for up to 500 dwellings as part of the conjoined inquiry (9/2007/0020). Key Housing Site Crown Copyright and database rights [2013] Ordnance Survey 100019461 Green Belt \$0070 MAP IS NOT TO SCALE NORTH Green Wedge Sustainability Appraisal Notes on site Yes/No Comments **Detailed considerations** Objective based mitigation Will it conserve and enhance internationally or nationally The site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site. important wildlife sites? To avoid damage to Will it conserve and enhance Hell Meadow Wood (SD157), a non-statutory County Wildlife Site is located within site S0070. This is designated sites and locally important (non-statutory) secondary woodland, which has developed on a ridge and furrow site. species (including UK and wildlife sites? Retention of Hell Could development affect Brook CWS Local BAP Priority Habitat protected species or BAP priority No records held indicating protected or BAP species within 100m of the site Requirement for and Species) and enhance strategic buffer species? biodiversity and around this site Will it provide tree planting or other There is potential for biodiversity gain on the site given the scale of the site, although no information or site habitat creation on site, including geodiversity across the master plan has been submitted by the developer to inform an appraisal. National Forest Planting (where District. A number of trees are protected in the southern part of the site. relevant)? Will it protect sites of geological No RIGS site within 1km. importance? Will it reduce the number of Sites would contribute towards the delivery of 30% affordable housing, with the remainder market . households waiting for housing. accommodation? Will it increase the range and Development has potential to deliver a mix of homes in respect of tenure and housing type. No affordability of housing for all social No data has been submitted by site promoters in respect of likely mix proposed on site groups? To provide decent and Will it improve the suitability of new Development would make an uncertain contribution towards delivering homes for older and/or disabled affordable homes that homes for older and/disabled people. No information is currently held on potential housing mix on this site. groups? meet local needs. Will it provide sufficient housing to The site could contribute to overall housing need in South Derbyshire and Derby City, in combination with

communities

other developments in South Derbyshire and the City and is potentially deliverable within the plan period.

The site is urban extension and will not bring empty homes back into use or improve unfit homes.

No. site would be an urban extension and would be very unlikely to includes provision for travelling

meet existing and future need?

empty homes?

show people?

Will it reduce the number of unfit or

Will it meet the needs of travelling

To improve the health and well-being of the population.	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles?	Development is likely to include some open space provision as part of the site design, although no information on the site layout and design has been provided for this site. May be potential to improve accessibility to woodland on site, although this is unclear. It is unclear whether development will contribute to local sports provision. Could help fund improvements to local medical facilities, although the nearest health centre is around 2.0km (depending on access) from site S0070. It is unclear whether a proposal could deliver additional healthcare provision either at an existing site, or on site. The closest primary school, local centre and sports pitches are located in excess of 1500m from the site. There may be potential to provide these facilities on site, although no site master plan has been submitted for the site.	-
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime? Will it reduce the number of	 There are no identified impacts from site development in respect of this issue. Would be largely determined by design and layout of any site. Development would have an uncertain effect in respect of dealing with safety issues around the site. 	-
To improve educational achievement and improve	vill it improve educational attainment amongst young people?	 Sinfin Community School, Noel Baker Community School and Merrill College may be able to accommodate some secondary age pupils from this area. The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity. The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth. It is likely that a new primary school would need to be delivered on site. 	- Continue liaison with local Schools and LEA to establish
the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Development would have no effect against this objective.	impact.
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?	- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	-
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 The site is poorly related to existing services by foot within Sinfin Local centre, located 1500m to the west. This area is currently poorly served by public transport, but there is presently no metalled service from the site to routes running up Stenson Road or along Oaklands Avenue. Depending on access and development to the north, the site could be within 400-800m of the nearest bus stops, with access to a four times hourly bus service. 	- Requirements for Green Travel
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 The scale of the site could justify the requirement for the provision of on-site local services and facilities, although very little is known about development proposals for the site. 	Plans, or other measures to secure non-car travel.
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?	 There are limited access opportunities onto this site. The site is within the vicinity of a grade separated rail crossing at Stenson Road, which experiences medium to high levels of congestion, although there may potential to seek an improved two lane bridge, if the existing crossing is replaced as part of the electrification of the railway line, later in the Plan period. It is unclear where access to/from the site would be located. There are also localised capacity issues on other local roads, such as Goodsmoor Road, and Blagreaves Lane. 	Requirements
	Will it increase the proportion of journeys using modes other than cars?	 The area immediately around the site is poorly served by public transport. There are currently 4 buses an hour along Stenson Road, although depending on access arrangements, services could be beyond acceptable walking distances. 	for Green Travel Plans, or other measures to secure non-car travel
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network. Without which, the existing network would be overloaded and could lead to increased incidents of sewer overflows. 	travel.

To achieve stable and sustainable levels of economic growth and maintain economic	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and disparities across the	 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. Development would support the creation of construction based jobs on a temporary basis. 	- None identified.
competitiveness.	district? Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local, urban and rural Economies.	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 It is uncertain whether additional shopping facilities would form part of any development proposals. Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support and increase the vitality of the centre, by increasing the number of local residents who could use the centre. Although the nature of the site may mean homes are located a significant distance from the local centre. 	
To improve the quality of	Will it improve the quality of new development?	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character.	
new development and the existing built environment.	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. 	 None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 The site is almost entirely 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. 	 An appropriate design policy could help
increase the reuse and recycling of waste materials.	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). 	ensure that sufficient recycling space
	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources.	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.	- None identified.
	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. Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	-
To reduce water, light, air and noise pollution.	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area.	- None identified.
	Will it reduce noise pollution?	 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. The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority, the land is Grade 3b and would not result in the loss of best and most versatile land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The Hell Brook forms the northern boundary of the site and there is limited flooding around this watercourse, although given the scale of flooding and the size of the site it is likely development in areas of flood risk can be avoided. There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. 	 Steer development away from areas
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is relatively poorly located in respect of day to day retail needs and primary school provision, given its DUA Location, (1500m). Public transport is located 400-800m depending on site access. The nearest large scale employment area (Goodsmoor Road 1500m). 	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. There is remnant ridge and furrow in this area, including within the wildlife site. The potential for below ground archaeology within the site is unknown 	- None Identified.
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?	- There is limited potential to improve access to cultural heritage features in this area, due to the lack of identified features.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is greenfield.	 Development is designed to take account of the local landscape
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity. Development of the site would result in a long vertical development along the railway line, from the urban area into the open countryside. 	elements including trees and hedgerows, Hell Brook and Hell Meadow.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape. There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line, which in places is screened by an existing tree belt. It is uncertain whether landscape elements will be retained within development. 	 That appropriate new planting is secured along the periphery of the site.

Version 1c 13/02/14

Site 19: S0090, S0090a , S0090b and S0121, Wragley Way, Sinfin

Description:

The sites lie on the southern edge of the built up area of Derby, extending from the Stenson Fields estate to the A50. The cross boundary sites consist of three sites, two in South Derbyshire and one in Derby City. However, from the information available to us, they could come forward as a holistic development.

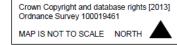
The Stenson Fields estate is well served by public transport between the residential estate and Derby city centre. The Sinfin District Centre lies approximately 0.25 miles from the centre of the site. The sites are currently agricultural fields with hedgerow and tree field boundaries.

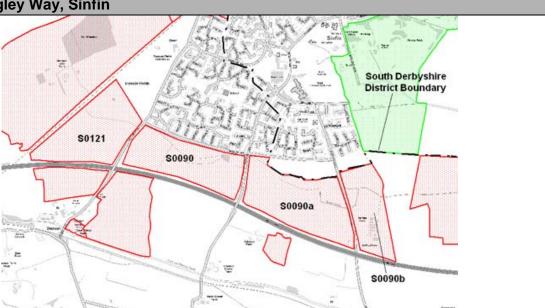
A 16.75ha site immediately to the west of Stenson Road (and north of the site) already has consent for 487dwellings, and is currently being built out.

The sites extend some 98ha and are in multiple ownership, although site owners are willing to develop. There is a high level of developer interest in the site.

Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance internationally or nationally important wildlife sites?		- The sites are not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site.	
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no non statutory wildlife sites within 300m of the sites.	- Retention of
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	existing hedgerows and field trees on
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the sites given the scale of the sites, The vision/master plan submitted by the developer identifies proposals for a strategic green buffer to the north of the A50, the retention of existing hedgerow around field boundaries and new open space. 	site.
	Will it protect sites of geological importance?		 The sites are partly located on Sinfin Moor Rigs site. This sites forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby. 	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs.	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 on potential housing mix on these sites. 	
	Will it provide sufficient housing to meet existing and future need?		 The sites could contribute to overall housing need in South Derbyshire and Derby City, in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		- These sites are urban extensions and 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 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? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestvles?	Development is likely to include some open space provision as part of the site. There is potential to make proposed landscaping public access. Could help fund improvements to local medical facilities within Sinfin which is located around 750m to the north of the site, although it is unclear whether this facility could accommodate expansion. It is unclear whether a proposal could deliver additional healthcare provision either at an existing site or on site. Primary school sports pitches and a local centre would be located on site. The site lies around 750m from the existing local centre located at Sinfin.	-
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime? Will it reduce the number of people involved in accidents?	 There are no identified impacts from site development in respect of this issue. Would be largely determined by design and layout of any site. 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? Will it reduce the number of working age residents who have no, or lower level gualifications?	 Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area. The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity. A new primary school is proposed on site. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Development would have no effect against this objective. 	 Continue liaison with local Schools and LEA to establish impact.
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?	- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is well related to existing services by foot within Sinfin Local centre, located 750m to the north. This area is currently well served by public transport. Bus stops are located to the north of the site on Wragley Way (within 400m). This route is served by a four times hourly service. 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Proposals include a new primary school and local centre in addition to new informal open space and sports provision. 	for Green Travel Plans, or other measures to secure non-car travel.
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 proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site, in isolation within the Plan period. However, the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	
	Will it increase the proportion of journeys using modes other than cars?	 There are currently 4 buses an hour along Stenson Road and Wragley Way, although depending on access arrangements, services could be beyond acceptable walking distances. The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites proposed in this area, including Infinity Park and Stenson Field. 	Requirements for Green Travel Plans, or other measures to
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which, the existing network would be overloaded and could lead in increased incidences of sewer flooding 	secure non-car travel.

To achieve stable and sustainable levels of economic growth and	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and	·	 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. Development would support the creation of construction based jobs on a temporary basis. 	- None identified.
maintain economic competitiveness.	disparities across the district? Will it improve average		The proposed development will have no effect in respect of this objective	
	incomes in the District? 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 related to finance, legal services and property services. 	
To diversify and strengthen local, urban and rural economies.	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		 Small scale shopping provision on site would augment existing facilities located in Sinfin District Centre to the North of the site. Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre. 	
To improve the quality of	Will it improve the quality of new development?		 These are greenfield sites, so it will not help regenerate existing built up areas, but could reinforce local design and character. 	
new development and the existing built environment.	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. 	 None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?		 The sites almost entirely 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. 	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials.	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). 	sufficient recycling space is included in
	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. 	new development.
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 and Schedule 3 of the Flood and Water Management Act. 	
	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. 	- None identified.
	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. 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?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 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?	- Development is unlikely to have any notable air quality impacts in this area.	- None identified.
	Will it reduce noise pollution?	 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. The proximity of the site to the A50 could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The sites are greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority, the land is mainly Grade 3b. However, this is a pocket of Grade 3a land covering around 10% of the site (which is Best and Most Versatile) located on the western edge of the site. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. Site development is unlikely to have any discernible impact in respect of this objective. 	- Steer development away from areas
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The sites are located within 750m of Sinfin District Centre and will provide a new local centre on site. Public transport is located within 400m of the sites. Primary school provision will be on site. The nearest large scale employment area (Goodsmoor Road) is located 2km to the north, although could also be within 2km of Infinity Park depending on the route taken by the proposed integrated transport link. 	- None Identified.
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None lacitation.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. There is remnant ridge and furrow in this area, including within the wildlife site. 	- None Identified.
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?	- There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfin Moor Area.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is greenfield.	- Development is designed to take account of the local landscape
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	- The sites are not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity.	elements including trees and hedgerows, Hell Brook and Hell Meadow.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Existing landscape elements such as hedgerows and trees are proposed to be retained and could help integrate new development into the local landscape. Opportunity exists to significantly soften the abrupt urban edge along Wragley Way and a strategic landscape buffer is proposed between new homes and the A50. 	 That appropriate new planting is secured along the periphery of the site.

Version 1c 13/02/14

Site 20: S023: Land at Primula Way, Sunnyside

Description:

The site (S0231) lies on the southern side of the city to the immediate south of the Oaklands Estate. The site comprises of arable agricultural land, which is interspersed with trees and hedgerows. The site is not located within the Green Belt or immediately adjacent to a Green Wedge in Derby City.

The Derby to Birmingham railway line forms the eastern boundary of the site and separates the site from the residential community of Stenson Fields. The site to the east of the railway has planning permission for up to 500 dwellings as part of the conjoined inquiry (9/2007/0020).

There is outline permission subject to legal agreements for 145 homes on the northern section of the site (9/2007/0655).

Key

Objective



Sustainability Appraisal

To avoid damage to

designated sites and

biodiversity and

District.

species (including UK and

Local BAP Priority Habitat

and Species) and enhance

geodiversity across the

To provide decent and

affordable homes that

meet local needs.



Detailed considerations

Will it conserve and enhance internationally nationally important

Will it conserve and enhance

Could development affect

locally important (non-statutory

protected species or BAP priority

Will it provide tree planting or other

habitat creation on site including

National Forest Planting (where

Will it protect sites of geological

affordability of housing for all social

Will it improve the suitability of new

Will it provide sufficient housing to

Will it reduce the number of unfit or

Will it meet the needs of travelling

meet existing and future need?

homes for older and/disabled

Will it reduce the number of

households waiting for

accommodation? Will it increase the range and

wildlife sites?

wildlife sites)?

species?

relevant)?

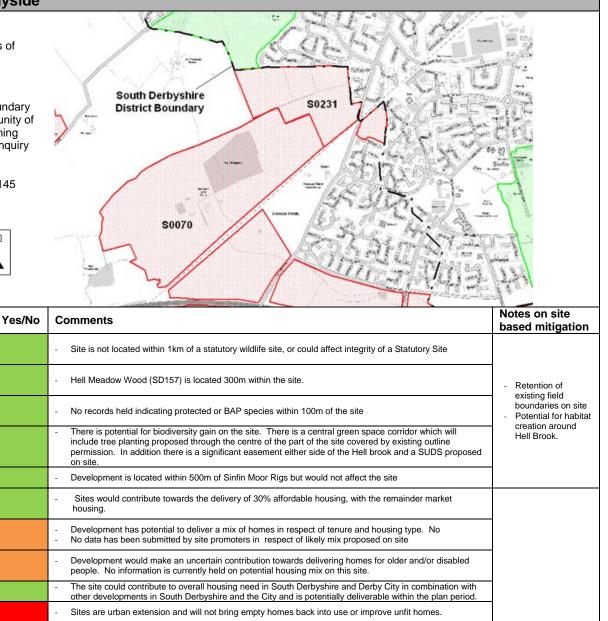
groups?

groups?

empty homes?

show people?

importance?



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 To improve community safety and reduce crime	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles? Will it reduce crime and fear of crime?	 Development I will include some informal open space provision on the consented part of site, although there is no information on provision. the remainder of the site. Existing facilities 1,200m It is unclear whether development will contribute to local sports provision. Could help fund improvements to local medical facilities although the nearest health centre around is around 1.5km (depending on access) from site. It is unclear whether proposal could deliver additional healthcare provision either at an existing site or on site The closest local centre is Blagreaves Local Centre (within 800m) and sports pitches are located in excess of 1200m from the site. Bus stops are within 400m of the site. There may be potential to provide these facilities on site although no site master plan has been submitted for the site Performance against the SA could be substantially improved through provision of sports pitches on site There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	-
and fear of crime	Will it reduce the number of people involved in accidents?	 Development would remove a number of existing and planned communities out of an area of identified flood risk. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people? Will it reduce the number of	 Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth It is likely that a new primary school would need to be delivered locally to accommodate growth. 	 Continue liaison will local Schools and LEA to establish impact
	working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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?	- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is located around 800m from existing services in Blagreaves Local centre and 1500m from Sinfin District Centre. This area is well served by public transport with bus stops on Stenson Road and Oaklands Avenue. Could connect to the existing Sustrans route running up Stenson Road. 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 The scale of the site could justify the requirement for the provision of on-site local services and facilities although very little is known about development proposals for the site beyond that for which planning consent has been obtained 	for Green Travel Plans, or other measures to secure non-car travel
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 site is within the vicinity of a grade separated rail crossing across at Stenson Road experiences medium-high to high levels of congestion, although there may potential to seek an improved (two lane bridge) if the existing crossing is replaced as part of the electrification of the railway line later in the Plan period. There are also localised capacity issues on other local roads such as Goodsmoor Road, and Blagreaves Lane 	Requirements
	Will it increase the proportion of journeys using modes other than cars?	 This area immediately around the site is well served by public transport. There are currently 4 buses an hour along Stenson Road and Oaklands Avenue. Limited potential for cycle route connectivity in this area 	for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Development of this scale (especially in combination with growth in Derby City and consented growth at Stenson Fields and elsewhere) on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidents of sewer flooding. 	travel

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to arow?		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.	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	It is uncertain whether additional shopping facilities would form part of any development proposals Vacancy rates in Sinfin District Centre (within 1500m of the site) are currently around 20%. This is significantly higher than other district centres. New development in this location could support the vitality of the centre, by increasing the number of local residents who could use the centre.	
To improve the quality of	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
new development and the existing built environment	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.	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site almost entirely 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	 An appropriate design policy could help
increase the reuse and recycling of waste materials	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 in respect of the site beyond that with outline planning consent).	ensure that sufficient recycling space
	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.	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural resources	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	- None identified.
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is Grade 3b and would not result - in the loss of best and most versatile land. 	
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The Hell Brook forms the northern boundary of the site and there is flooding around this watercourse, however the outline consent will alleviate this issue and will remove existing homes in Derby City from flood risk. There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. 	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- The site is located 800m in respect of day to day retail needs. Public transport is located 400m distant depending on site access. The nearest large scale employment area (Goodsmoor Road 1200m).	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area There is remnant ridge and furrow in this area, including within the wildlife site close to the site It is unknown whether there is potential for below ground archaeology in this area. 	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	o improve access to the ultural heritage of the public and understanding of the District's historic and underst		- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take account of the local landscape
To concern and exhause	Does it respect and protect existing landscape Character?	- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	elements including trees and hedgerows, Hell Brook and Hell Meadow
To conserve and enhance the District's landscape and townscape character	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Existing landscape elements such as trees, hedgerows could help integrate new development into the local landscape. There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line which in places is screened by an existing tree belt. It is uncertain whether landscape elements will be retained within development on the southern portion of the site. 	 That existing field boundaries, trees and other landscape elements on site are retained. That appropriate new planting is secured along the periphery of the site.

Site 21: S0100, S100a

Housing Site

Green Wedge

Green Belt

Description:

This area consists of two sites (S0100 and S0100a) which together extend some 53.8ha

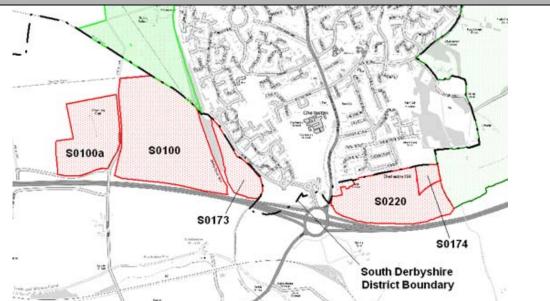
Both sites lie to the south of the Allenton/Sinfin Green Wedge in Derby City and if completely built out, would have the potential to close off the Green Wedge.

Sites are mainly used for agricultural purposes, with hedge boundaries and dispersed trees. The sites contain a shooting club and a section of the protected alignment of the Derby/Sandiacre Cana which lies to the east of the larger site.

Site S100 is located to the immediate east of a smaller site (S0173) which has outline consent for around 150 homes. Both sites are in single ownership and there is a high level of developer interest.

Crown Copyright and database rights [2013] Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



single ownership and there is a high level of developer inte

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	
To avoid damage to designated sites and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	 Provide a strategic buffer between site
species (including UK and Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	S100 and the Derby and Sandiacre Canal
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces permeating the site and formal open space located around the west part of the site. There would also be a significant area of informal space and tree planting to the immediate south of the proposed and consented T12 Link road in Derby City and to the north of the A50. 	Site - Retain existing hedgerows
	Will it protect sites of geological importance?		- Site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

r				
	Will it improve people's health or wellbeing?	 Development proposals include some open space provision on the western part of the site, The is potential to make proposed landscaping public access 		
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary)	-	
	Will it promote healthy lifestyles?	 Sports pitches and potential local centre on site. Existing local centre in Chellaston with 400m of the eastern edge of the site Schools provision within 800m of the site, although may be potential to accommodate new primary and potentially secondary school on site 		
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 		
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	-	
To improve educational	Will it improve educational attainment amongst young people?	 Chellaston Academy is full and could not accommodate pupils from this area The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. A new secondary school is proposed for the DUA, it may be possible to locate it in this area 	- Continue liaison will local Schools	
the District's skills base wor hav	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact	
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	- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	-	
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is well related to existing services which could be accessible by foot and cycle following completion of the T12 link road This area is currently is well served by public transport and bus stops would be located within 400m of the eastern edge of the site 	- Requirements	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Proposals include a new primary school and potentially local centre in addition to new informal open space and sports provision. 	for Green Travel Plans, or other measures to secure non-car travel	
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 		
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it increase the proportion of journeys using modes other than cars?	 There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	Requirements for Green Travel Plans, or other measures to	
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. 	secure non-car travel	

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support the construction industry and other businesses involved in during site build out. Would have less significant benefits following site b would help to support local shops and services. 	
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs local and would create or support additional, or existing jobs related to finance services. 	
To diversify and strengthen local urban and rural economies	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 supply (indirect effect). 	s, by ensuring sufficient housing - None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth on the edge of Derby City is unlikely to have any encouraging the growth of the rural economy.	tangible effect in respect
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	 Small scale shopping provision on site could augment existing facilities lo Development in this area could support existing district centre facilities prother retail provision proposed on the Chellaston Fields site. There may be potential to locate a local centre on the site. 	
To improve the quality of	Will it improve the quality of new development?	 This site is predominantly greenfield and will not help regenerate existin reinforce local design and character depending on the detailed design of 	
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?	 Development could support the use of locally produced and won material or locally produced construction materials such as bricks or tiles. 	- None identified s including aggregate won locally
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site almost entirely greenfield although there is notable potential reumaterials on site during construction phase owing to the significant amoune existing shooting club New development would lead to a general increase in waste generation of phases of development 	Autophysical around the design policy during construction and operation ensure that
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and rec appropriate storage for bins and bring sites although this is uncertain. 	recycling space
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste mai bins, or space beyond stand requirements to accommodate all of the Dist receptacles. 	
	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to the delivery of techniques beyond minimum standards set out in the building regulations Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	Will it help reduce the need for land won primary minerals including sand and gravel?	 There is potential to reuse waste onsite (associated with material current surrounding the shooting club). The use of materials used overall could be reduced through the adoption 	None identified
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to en part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground was be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	- None identified
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?	- Development could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site	-
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However there are pockets of land within the site which are grade 2. These cover around 10-15% (which is Best and Most Versatile). 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is located from an existing local centre to the east of the site and could provide a new local centre on site. Public transport is located within 400m of the site along Rowallan Way (but could be significantly further depending on access). Primary school is within 800m. The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although this site is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	e cultural, architectural id archeological heritage id archaeological features in the setting of historic cultural, architectural and architectural and archaeological features in the setting of historic cultural, architectural and archaeological features in the setting of historic cultural, archaeological features in the setting of historic cultural, archaeology archaeological features in the setting of historic cultural, archaeological features in the setting of historic cultural, archaeological features in the setting of historic cultural, archaeology		 Require that appropriate archaeological surveys are undertaken.
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?	- Development could improve access to the Trent & Mersey Canal	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is mostly greenfield, although there is shooting club located on a small portion of the western site.	 Development is designed to take account of the local landscape
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	elements including trees and hedgerows, Hell Brook and Hell Meadow
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Existing landscape elements are limited although field margins are usually defined by hedgerows and trees Opportunity exists to significantly increase strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features 	 That appropriate new planting is secured along the periphery of the site.

Site 22: S0173: Holmleigh Way, Chellaston

Description:

This area consists of a single site which extends some 6.4ha.

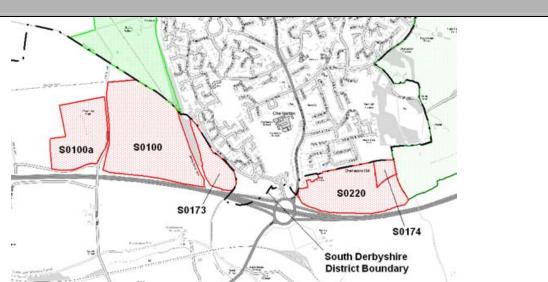
The site is well contained by existing built development and lies to the westof existing built development in Derby City. To the East of the site is the alignment of the former Derby and Sandiacre Canal. The Southern edge of the site is immediately adjacent to the A50 Trunk Road.

The site already benefits from outline planning consent for 157 homes subject to Section 106. The site is in single ownership and there is a high level of developer interest in the site.









Sustainability Appraisal Objective	Detailed considerations	Yes/No	Yes/No Comments	
	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	
To avoid damage to designated sites and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	- Ensure policy to
species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Could development affect protected species or BAP priority species?		Otters have been identified as using the Cuttle Brook within the site. A 10m buffer along the Cuttle Brook is proposed to minimise effects on otter. Song thrush (A BAP Species) was recorded on site during site surveys. No protected BAP Species on site	safeguard and reinforce existing tree belt close to the Derby and
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site. 	Sandiacre canal
	Will it protect sites of geological importance?		 Site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby. 	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, 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? Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Development proposals include some informal open space provision to the north and in the central part of the site Existing sports provision within 600m of the site Site connects to existing PROW network in this area Could help fund improvements to local medical facilities within Chellaston (within 800m of site boundary)	-
	Will it promote healthy lifestyles?	 Sports pitch within 600m of the site. Existing local centre in Chellaston with 800m of the site Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). Could be further influenced by design and layout of any site 	-
and fear of crime	Will it reduce the number of people involved in accidents?	 The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing. 	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Chellaston Academy is full and could not accommodate pupils from this area The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. A new secondary school is proposed for the DUA, it may be possible to locate it in this area Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s) 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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?	- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is within 800m of existing Local Centre This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. 	travel

To achieve stable and	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. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?		The proposed development will have no effect in respect of this objective.	
	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 related to finance, legal services and property services 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	- Development will not deliver further shops or services	
To improve the quality of	Will it improve the quality of new development?	-	 This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes Detailed design of the site will influence overall site performance. Matters such as materials etc. are still to be resolved through reserve matters. 	
new development and the existing built environment	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. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	 The site is entirely greenfield and there is no potential for reuse secondary aggregates or other materials on site during construction phase New development would lead to a general increase in waste generation during construction and operation phases of development 	 An appropriate design policy could help ensure that
increase the reuse and	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. 	sufficient recycling space
recycling of waste materials	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse waste onsite.	- None identified.
163001083	Will it help ensure water resources are used efficiently?		 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	- None identified
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
and noise pollution	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?	- Development could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road.	-
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile The construction of the A50 has severed this area from agricultural land to the south. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Development areas are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is located within 800m of a Primary school and local centre. There may be potential to accommodate a new primary school on the Chellaston Fields site to the west of the Bonnie Prince Island. The nearest large scale employment area (Wilmore Road) is located in excess of 4.5km from site, although is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	 Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District? The land lies partially within the area of a glacial lake with potential for Palaeolithic evidence and very close to the barrow cemetery of Swakestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology. There is also evidence for Iron Age and Roman settlement in the area. There is high potential for prehistoric archaeology and moderate or high potential for Roman archaeological remains to be discovered on the site and moderate potential for Anglo-Saxon remains. Site development as set out in the consent for the site would not affect the reinstatement of the Derby and Sandiacre Canal 		- None Identified.
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?	 Development will improve access to the Trent & Mersey Canal from both this site and homes in west Chellaston and will upgrade footpaths through the site 	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site would lead to the loss of greenfield (although constrained) agricultural land	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	- None identified
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Existing landscape elements are limited although existing tree belts along Cuttle Brook and the A50 will be retained within the development. Site is well contained by existing landscape elements and built development The site will contribute to the delivery of new amenity space on site. 	

Site 23: S0220 and S0174: Chellaston Fields

Description:

This cross boundary broad location consists of two sites S0220 and S0174. The larger site lies to the east of the A514 off Woodlands Lane, and covers the area of land within South Derbyshire between the eastern edge of Chellaston and the Nottingham-Derby Green Belt. The smaller site immediately abuts the north eastern edge of the larger site but is again bounded by the greenbelt.

Both sites are used for agricultural purposes, with hedge boundaries and dispersed trees and in total extend some 22.5ha. Both sites are in single ownership and there are high levels of developer interest in both.

Outline planning consent has been granted for 450 homes, primary school, local centre, small supermarket and open space. Ref (9/2012/0568)

S0100a S0100 S0100a S0100 S0173 S0174 S0174 S0174 South Derbyshire District Boundary

Housing Site Green Belt Green Wedge

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 Chellaston Brickworks (DE017) is located to the north of site S0220 There is one non-statutory wildlife site, which dissects sites S0173 and S0100 There are no wildlife sites with any of the identified sites 	- Ensure policy to
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Potential for Skylark on site	safeguard and reinforce existing tree belt north of
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site. 	A50.
	Will it protect sites of geological importance?		- Site is not located within a regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?	· ·	 Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health	- Development proposals include some open space provision on the western part of the site,	
	or wellbeing?	- The is potential to make proposed landscaping public access	
To improve the health and well-being of the	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary)	-
population	Will it promote healthy lifestyles?	 Sports pitch within 600m of the site. Existing local centre in Chellaston with 800m of the site Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). Could be further influenced by design and layout of any site 	-
and fear of crime	Will it reduce the number of people involved in accidents	- The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing.	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Chellaston Academy is full and could not accommodate pupils from this area The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. A new secondary school is proposed for the DUA, it may be possible to locate it in this area Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s) 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is within 800m of existing Local Centre This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way 	Deminute
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it minimise the impact of traffic congestion on the strategic and local road network?	 The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	
	Will it increase the proportion of journeys using modes other than cars?	 There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. 	travel

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support construction industry and other businesses involved in marketing, 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. 	
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	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 related to finance, legal services and property services. 	
	Will it improve average incomes in the District?	- The proposed development is unlikely to have any effect in respect of this objective	-
To diversify and strengthen local urban and rural economies	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) 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Development will not deliver further shops or services	
To improve the quality of	Will it improve the quality of new development?	 This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes Detailed design of the site will influence overall site performance. Matters such as materials etc are still to be resolved through reserve matters. 	
new development and the existing built environment	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. 	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is entirely greenfield and there is no potential for reuse secondary aggregates or other materials on site during construction phase New development would lead to a general increase in waste generation during construction and operation phases of development 	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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. This is an issue that is likely to be finalised through the detailed application process and discharge of conditions. 	sufficient recycling space
	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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 	- None identified.
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

To and use used on limited size	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of combined sewer overflows locally. 	- None identified
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	-
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?	- Development could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Development areas are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Provision of a new local centre and primary school is expected to be on site The nearest large scale employment area (Wilmore Road) is located in excess of 3.5km from site The site would be within 3km of the proposed infinity commercial area in Derby City. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development would lead to the loss of existing in ground heritage features Features on the site appear to be from a number of phases of activity from prehistoric to the roman period These have been fully recorded and mitigation is in place to preserve these in record. 	- None Identified.
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?	 Results of archaeological assessment undertaken to inform planning decision on site are available for public reference 	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site would lead to the loss of greenfield agricultural land	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity Part of this eastern edge of the site which comprises higher ground could be visible from the Trent and Mersey Canal 1.2km to the south west although 	- None identified
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Existing landscape elements are limited although existing tree belts along the south east and north of the site will be retained The site will contribute to the delivery of new amenity space and attenuation ponds on site. 	

Site 24: S0227, Land at Sinfin Moor, Derby

Description:

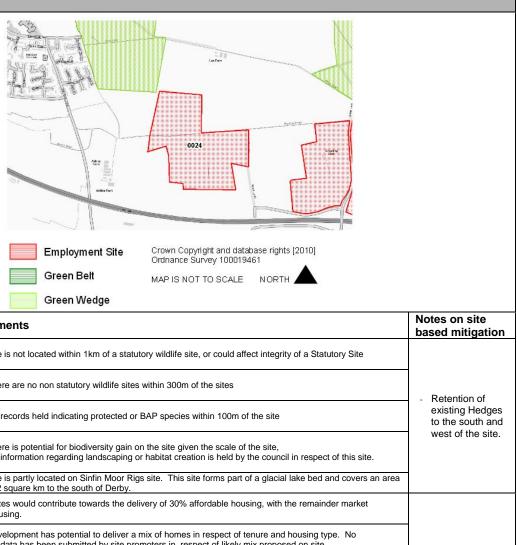
The sites lie on the southern edge of the built up area of Derby, extending from Moor Lane in the east to the Wragley Way Development proposal in the west. To the south lies agricultural land and the A50, whilst land to the north is located in Derby City and forms part of the consented Infinity Park Commercial Site

There is presently no development around this site and the land would be dislocated from existing built development within the urban fringe.

The site is greenfield and extends some 29 ha. It is in single ownership and there is a high level of developer interest in the site

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites	- Retention of
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	existing Hedges to the south and
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the site given the scale of the site, No information regarding landscaping or habitat creation is held by the council in respect of this site. 	west of the site.
	Will it protect sites of geological importance?		 Site is partly located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby. 	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
To improve the health and well-being of the	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Sinfin and Chellaston around 1.5km from the site km from the site. It is unclear whether strategic growth would support the delivery of new medical facilities on site 	-
population	Will it promote healthy lifestyles?	 Site is located around 1.5km of a local centre (although development at neighbouring sites could significantly lessen this distance). The nearest primary school is around 1200m distant whilst sports pitches are located 2.5km distant. The nearest local or district shopping centre is located 1.5km. Site performance could be significantly improved where onsite facilities are provided, or where other nearby sites are bought forward and developed according to identified master plans. 	_
To improve community safety and reduce crime	Will it reduce crime and fear of crime Will it reduce the number of	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity It is unclear how primary schools would be accommodated in this area. A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	 Continue liaison will local Schools and LEA to
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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?	 This site is located away from existing residential areas. Could provide housing well related to a proposed commercial area in Derby City in the longer term. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 800m of nearest bus stops as the crow flies, although could be further depending on access and layout of site There is presently no metalled surface between the site and nearest bus stops The construction of the integrated south Derbyshire link road could significantly improve site performance 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 help sustain existing (or proposed nearby services) and could help deliver improvements to local public transport provision. 	for Green Travel Plans, or other measures to secure non-car travel
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 proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally 	
	Will it increase the proportion of journeys using modes other than cars?	 Site is within 800m of closest bus route There is potential for this site to link up to existing and proposed walking and cycling routes proposed as part of the infinity park and other local development schemes 	Requirements for Green Travel Plans, or other measures to
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer flooding. 	secure non-car travel

To achieve stable and sustainable levels of economic growth and	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and	·	 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. Development would support the creation of construction based jobs on a temporary basis. 	- None identified.
maintain economic competitiveness	disparities across the district? Will it improve average		The proposed development will have no effect in respect of this objective	
	incomes in the District? 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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		 It is uncertain whether additional shopping and other leisure provision would be made on this site Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre. 	
To improve the quality of	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
new development and the existing built environment	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. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?		 The site almost entirely greenfield and there is no potential to reuse demolition materials on site during construction phase New development would lead to a general increase in waste generation during construction and operation phases of development 	 An appropriate design policy could help cours that
increase the reuse and recycling of waste materials	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). 	ensure that sufficient recycling space
	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	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 construction materials used overall could be reduced through the adoption of site waste management plans 	- None identified.
	Will it help ensure water resources are used efficiently?		 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. The proximity of the site to existing shooting club, or the future Infinity Park Commercial area could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 2 land covering around 10% of the site (which is Best and Most Versatile) located centrally. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Around one third of the site is located at high or moderate levels of flood risk and development in this area could exacerbate flood risk locally. 	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- The site is located within 1500m of Sinfin District Centre and Chellaston Local Centre. Public transport is located within 800m of the site. Primary school provision is1200m although this is not the current catchment school. The nearest large scale employment will be Infinity Park to the immediate north).	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this There may be potential for in ground archaeology There is potential for below ground archaeology (including features associated with the RIGS designation on site) 	- None Identified.
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?	- There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfin Moor Area or improve connectivity of this part of Derby City to the Derby Sandiace canal basin (once reinstated) and the existing Trent and Mersey Canal.	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take account of the local
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	landscape elements including trees and hedgerows, - That appropriate
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Strong filed boundaries consisting of hedgerow and tree belts to the west and south, and hedges defining other field boundaries within the site which could be integrated into site Opportunity exists to deliver biodiversity gain and habitat creation on site It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan. 	new planting is secured along the periphery of the site.

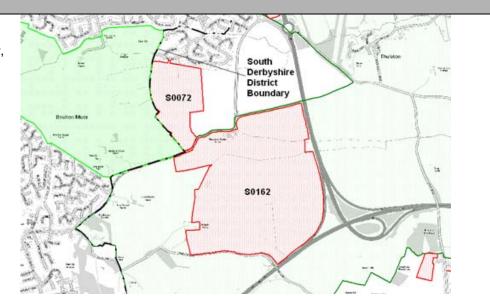
Site 25: S0072, Phase 2 Boulton Moor, Derby

Description:

Sites lie on the south east edge of the built up area of Derby, to the east of Chellaston and south of Alvaston, extending south and west

It forms an extension to a larger site which was granted outline planning consent for 1,058, local centre, sports pitches and primary school in 2009. The site abuts a proposed housing site location in derby city which lies to the immediate west in the green wedge.

The site extends some 21.5ha and there is a high level of developer interest in the site.



Ke	ey
	10000000000

Housing Site Green Belt Green Wedge

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 Potential for GCN and foraging bats on site Hedgerows provide nesting habitat for BAP bird species. 	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 The Environmental Statement and concept master plan which was submitted for both sites indicates that this site would include new informal and formal open space. Development would also protect the existing tree belt along Snelsmoor Lane and strengthen tree planting around the north and west of the site. 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, 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? Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles?	The site would support delivery of significant new informal and formal open space as part of master plan for phases 1 and 2 of the Boulton Moor Development. Existing healthcare facilities are located within 2km at Keldholme Lane It is unclear whether strategic growth would support the delivery of new medical facilities or provision is made in the phase 1 site for community facilities so cold be accommodated wh established Site is located within 400m of proposed local centre (on phase 1 site). The nearest primary also be on site. Sports pitches would be on site (although these would be located to the east of the A6 arou away)	n site although ere need is / school would
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime? Will it reduce the number of people involved in accidents?	There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site Development would contribute towards bus priority measures and safety improvements on	the A6 off site
To improve educational achievement and improve	Will it improve educational attainment amongst young people? Will it reduce the number of	 Noel Baker Community School and Merrill College may be able to take some, secondary at this area There are proposals for a primary school to be provided within the site A new secondary school is proposed for the DUA, although it is unclear where this will be leaded 	- Continue liaison
the District's skills base	working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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?	 There are significant pocket of deprivation in Boulton Ward (within the city) according to the neighbourhood profile. Growth would increase affordable housing provision locally in an ar Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are w city average and are comparatively affordable. 	ea with
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 800m of nearest bus stops as the crow flies, New services would serve the phase 1 and 2 Boulton Moor Site Land is set aside for a proposed park and ride serving the A6 corridor. This will be around phase 2 site. 	800m from the
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 deliver a new local centre, sports pitches, primary school, informal ope potentially community facilities. The site could also support the development of a park and north of the phase 1 site. 	
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development would support the delivery of improved bus services locally and would contrib delivery of bus priority measures along the A6. Would support the delivery of a park and ride to serve the A6 transport corridor Enhance walking and cycling provision on site is proposed 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 Site will be within 400m of a bus route as consented phase 1 scheme is built out Development incudes proposals to enhance walking and cycling routes on site Development could support the delivery of the park and ride site to serve the A6 Corridor 	Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capac improvements to the foul sewer network without which the existing network would be overlo could lead to sewer flooding. 	ity

To achieve stable and	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.	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	Site would support the delivery of enhanced local centre proposed as part of the phase 1 development	
To improve the quality of	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
new development and the existing built environment	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.	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site is greenfield and there is no potential to reuse demolition 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	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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).	sufficient recycling space
	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.	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural	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	- None identified.
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water	- Large scale development could facilitate improvements to the local combined sewer network and could	
To reduce water, light, air	pollution?	reduce the frequency of sewer overflows locally.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 3a land covering less than 10% of the site (which is Best and Most Versatile). This area is located in the south west part of the site. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is outside of an area at fluvial flood risk in the Districts SFRA, however Environment Agency mapping indicates around a quarter of the site (towards the southern part of the site area) is at fluvial flood risk. Land in this area is raised compared to land to the west in the City and it is unclear whether flood maps are accurate. Further assessment of flood risk in this area is required. 	- Steer development away from areas that are identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	 as flood risk. Continued liaison with EA
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 New local centre and Public transport is located within 800m of the site. Primary school provision would also be on site. The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site. 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this There may be potential for in ground archaeology 	- None Identified.
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?	- There may be potential for development to improve access to Elvaston Castle Historic park and Garden to new and existing residents living in the city to the immediate north of the site	- None Identified.
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 greenfield	 Development is designed to take account of the local
	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	landscape elements including trees and hedgerows, - That appropriate
Version 1c 13/02/15	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Strong field boundaries consisting of hedgerow and tree belts, including substantial tree belt along Snelsmoor Lane. New peripheral planting and informal open space proposed Opportunity exists to deliver biodiversity gain and habitat creation on site 	 That appropriate new planting is secured along the periphery of the site.

Site 26: S0041, Phase 3 Boulton Moor, Derby

Description:

Sites lie on the south east edge of the built up area of Derby, to the south of Alvaston, extending west towards the A6 and Alvaston Castle Park and Garden beyond.

The site is physically separated from the phase 1 and 2 Boutlon Moor sites and occupies an area of land between the existing urban edge and the A6 which has been severed from the remainder of the greenbelt in this area by the development of the A6.

The site extends some 9.5ha and there is a high level of developer interest in the site.





Crown Copyright and data Ordnance Survey 1000194		[2013]
MAP IS NOT TO SCALE	NORTH	

Sustainability Appraisal Objective			Comments	Notes on site based mitigation
To sucid dome so to	Will it conserve and enhance internationally nationally important wildlife sites?		 Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are no non statutory wildlife sites within 300m of the sites. Elvaston Castle LNR is located within 400m of the site 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Given the scale of the site there is potential to deliver tree planting and habitat creation on site No indicative master plan is held for this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 1.5km from the site on Keldholme Lane Site could contribute to new health facilities on phase 1 and 2 site within 1km 	-
	Will it promote healthy lifestyles?	 Site is located within 800m of proposed sports pitches. Site could be within 800m of new primary school for phase 1 sites Closest school in the city is within 1200m 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impacts	
To improve educational	Will it improve educational attainment amongst young people?	 Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area There are proposals for a primary school to be provided within the Boulton Moor Phase 1 site A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective.	and LEA to establish impact
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	- There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable.	-
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site would be within 400m of a twice hourly bus stop serving Derby City, Shardlow and East Midlands Airport Land is set aside for a proposed park and ride serving the A6 corridor. This will be around 400m from the phase 3 site. There is off road cycling provision immediately outside this site along the A6, as well as provision along Shardlow Road and around Elvaston Castle in South Derbyshire 	 Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 support the provision of a new local centre in the phase 1 site.	measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development could support the delivery of improved bus services locally and would contribute to the delivery of bus priority measures along the A6. could support the delivery of a park and ride to serve the A6 transport corridor The site would be able to connect to existing off road cycling routes along and around the A6. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 Site will be within 400m of an existing hourly or better bus service Development could support the delivery of the park and ride site to serve the A6 Corridor Development could connect to existing cycling routes around the site 	Requirements for Green Travel Plans, or other measures to
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding 	secure non-car travel

To achieve stable and	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. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	 It is uncertain whether development would support the delivery of additional shops and services on site Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site. 	
To improve the quality of	Will it improve the quality of new development?	 This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character. 	
new development and the existing built environment	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. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse demolition 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 	- An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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). 	sufficient recycling space
	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. 	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	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	- None identified.
103041063	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
To and use weeken links air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.]
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. Proximity of the site to the A6 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	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 2 and would lead to the loss of land which is Best and Most Versatile. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally.	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 New local centre consented as part of the phase 1 site and primary school within 800m of the site, public transport within 400m. The nearest large scale employment is Raynesway and Derby Commercial Park both within 2km of the site. 	
change and the District's will it provide additional ren	Will it provide opportunity for additional renewable energy generation in the District?	 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. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting of Elvaston Castle Historic Park and Garden, although the site is separated from the park and garden by the A6 Trunk Road. There may be potential for in ground archaeology in this area. 	- None Identified.
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?	- There may be potential for development to improve access to Elvaston Castle Historic park and Garden to new and existing residents living in the city to the immediate north of the site	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take account of the local landscape
To conserve and enhance	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	elements including trees and hedgerows, That existing field boundaries, trees
the District's landscape and townscape character	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Strong field boundaries consisting of hedgerow and tree belts around the north of the site and along the A^A New peripheral planting could strengthen planting adjacent to the A6 Opportunity exists to deliver biodiversity gain and habitat creation on site No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters. 	 and other landscape elements on site are retained. That appropriate new planting is secured along the periphery of the site.

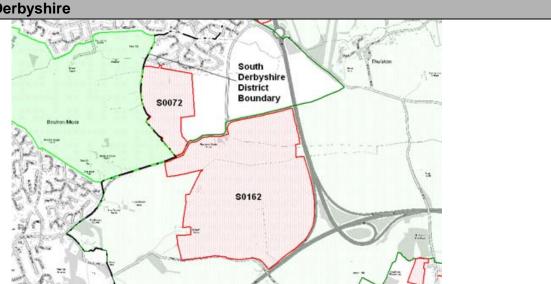
Site 27: S0162 Thulston Fields Farm, Thulston Derbyshire

Description:

This is a greenfield site which lies to the immediate south of the phase 1 and 2 Boulton Moor Sites. To the east is the A6 whilst to the south eastern lies the A50. To the south west and south western boundaries is open countryside. The site is located within the greenbelt

In total the site extends some 107ha and is understood to be in single ownership. There is a high level of developer interest in the site.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To ovoid domogo to	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the sites.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site No indicative master plan is held for this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	 Site would have an uncertain effect in respect of delivering new informal open space and sports provision. However given the scale of the site it is likely that new facilities could be accommodated on site 	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 2.5km from the site on Keldholme Lane Site could contribute to new health facilities either on this site or on the Boulton Moor Site to the north 	-
	Will it promote healthy lifestyles?	 Site is located within 1200m of proposed sport pitches, local centre and primary school consented within the phase 1 Boulton Moor Site Given the scale of the site there is significant potential to accommodate new facilities within the development site. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	-
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	
To improve educational	Will it improve educational attainment amongst young people?	 Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	 Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	 There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boutlon had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable. 	-
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 Site would around 400m form an established or proposed local centre. There are no bus services serving the A6, A52 or Snelsmoor Lane The phase 1 Boulton Moor site is likely to improve bus access although it unclear what route buses would take, or where bus stops would be located. (access within 800m assumed) There is off road cycling provision immediately outside this site along the A6, this would be accessible via the Boulton Moor Phase 1 site 	 Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 help sustain proposed shops and services in the phase 1 Boulton Moor site Given the scale of the site there is a likelihood that housing would be supported by new shops, community facilities and public transport although no detail on these is held 	measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 It is unclear whether this scale of growth incombination with development consented on this transport corridor could be accommodated and Development could support the delivery of a park and ride to serve the A6 transport corridor The site would be able to connect to existing off road cycling routes along and around the A6. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 Site is likely to be within 800 of a proposed hourly or better bus service Development could support the delivery of the park and ride site to serve the A6 Corridor Development could connect to existing cycling routes around the site 	Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding 	travel

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce		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.	
economic growth and maintain economic competitiveness	unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	It is likely that development would support the delivery of additional shops and services on site, although no information is held regarding if, or indeed the type of, facilities that could be accommodated on site Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	
To improve the quality of	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
new development and the existing built environment	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.	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site is greenfield and there is no potential to reuse demolition 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	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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).	sufficient recycling space
	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.	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural resources	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	- None identified.
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

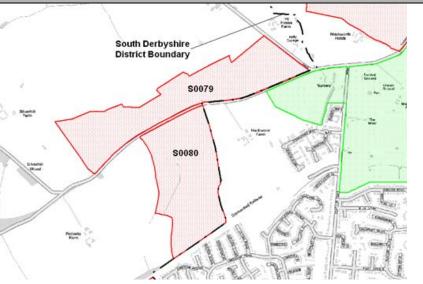
	Will it reduce water pollution?	 Large scale development could facilitate im reduce the frequency of sewer overflows lo 	provements to the local combined sewer network and could cally.	
To an duran water light air	Will it reduce light pollution?		llumination locally during site development and occupation but	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notabl	e air quality impacts in this area	- None identified
	Will it reduce noise pollution?	development noise generation would be co	noise levels locally during site development although post nsistent with surrounding land uses. Id 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	 Sites is greenfield and in agricultural use. Based on agricultural land classification ma identified as being Grade 2 agricultural land 	aps held by the Authority land the eastern half of the site is d and is best and most versatile. Elsewhere land is grade3b	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	farmhouse) and is unlikely to have any disc		- Steer development
water run-off	Will it reduce unmitigated release surface water runoff?	greenfield field levels. In the absence of an SUDS solution is assumed.	nform to existing requirements to retain runoff rates at ny drainage strategy or master plan for the site an engineered	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?		phase 1 Boulton Moor site and primary school within 800m of nearest large scale employment is Raynesway and Derby e.	
contribution towards the ac	Will it provide opportunity for additional renewable energy generation in the District?		ewable or low carbon energy generation, especially after 2016 on site renewables to achieve zero carbon status.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting of Elvaston Castle I There may be potential for in ground archae 		- None Identified.
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?	 There may be potential for development to in new and existing residents living in the city to 	mprove access to Elvaston Castle Historic Park and Garden to o the immediate north of the site	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield		 Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	Environmental Sensitivity	ndary sensitivity according to Derbyshire Areas of Multiple	 account of the local landscape/cultural elements including trees and hedgerows, That appropriate new planting is secured along the periphery of the site.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 and between field parcels in the site New peripheral planting could strengthen pla Significant opportunity exists to deliver biodi 	ow and tree belts around the north, south and east of the site anting adjacent to the A6 and A50 versity gain and habitat creation on site biodiversity gain or habitat gain on site submitted by site	

Site 28: S0179, S0180: Land at Hackwood Farm, Mickleover

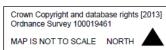
Description:

This is a greenfield site which straddles the South Derbyshire and Derby City Boundary. Site S0080 is immediately adjacent to a planning proposal for 370 homes, retail units and open space in Derby City (Ref 03/13/00298) and would form an extension to this site. Site 0079 is located to the immediate north of both sites and is separated by Radbourne Lane.

Together the site would extend to some 45ha and both are believed to be in single ownership. There is a high level of developer interest in site S0180.



Key		
	Housing Site]
	Green Belt	
	Green Wedge	



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 The Derby-Etwall Trail wildlife site abuts the southern boundary of the site (DE094). Radbourne Lane Hedges (DE036) is located within the proposed site. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No protected species have been identified on Derby City part of the application No records held indicating protected or BAP species within 100m of the site 	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site No indicative master plan is held for this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, 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 deliver new informal and formal open space and the site level No sports pitches or formal provision located in the Derby City Site 	
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 2.5km from the site on Drayton Avenue Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted 	-
	Will it promote healthy lifestyles?	 Given the scale of the site there is significant potential to accommodate new facilities within the development site. Delivery of this site would be conditional on Derby City site and therefore it is assumed that it is located within 400m and primary school and local centre proposed in the Derby City Application site. Site is within 800m of local sports pitches. 	
To improve community	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
safety and reduce crime and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	-
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	 Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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	 Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
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 would around 400m from the proposed local centre in Derby City Site. There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application is looking to extend this service into the site. (Review performance once further information on public transport route is known). There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 deliver new shops, primary school, open space and public transport 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 unclear whether this scale of growth in combination with development already consented on this transport corridor could be accommodated. Construction of a new roundabout on Radbourne Lane will have a temporary benefit towards reducing delays during early phase of site development. 	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?	 Site is likely to be within 400m of a proposed twice hourly bus service Development will connect to local cycle routes and will deliver new walking and cycling routes on site City application includes a traffic plan which if granted will be secured via section 106 agreement 	
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	

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.	- None identified.
	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?	-	The proposed development will have no effect in respect of this objective	
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 related to finance, legal services and property services.	- None identified.
	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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	Development will include new shops/local centre	
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
	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.	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site is greenfield and there is no potential to reuse demolition 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	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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).	sufficient recycling space
	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.	is included in new development.
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 and Schedule 3 of the Flood and Water Management Act.	- None identified.
	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 use below that required by part G of the building regulations. 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?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- None identified
	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 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	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	 The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. 	- Steer development
	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
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?	 New local centre, primary school and bus services is proposed as part of the Derby City Site (the release of this site would be conditional on this site being developed). Site would be in excess of 4km from an employment area of 10ha or more. 	
	Will it provide opportunity for additional renewable energy generation in the District?	 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. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm. There may be potential for in ground archaeology in this area 	- None Identified.
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?	- There may be potential for development to improve access via the public rights of way network to Radbourne Hall	- None Identified.
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 greenfield	 Development is designed to take account of the local landscape
	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	elements including trees and hedgerows, That existing field boundaries, trees
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Strong field boundaries consisting of hedgerow and tree belts to the west of the site New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south Significant opportunity exists to deliver biodiversity gain and habitat creation on site No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters for site in South Derbyshire. 	 and other landscape elements on site are retained. That appropriate new planting is secured along the periphery of the site.

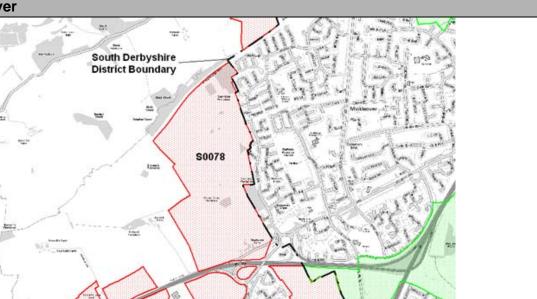
Site 29: S0078. Land at Newhouse Farm, Mickleover

Description:

This is a greenfield site which lies immediately adjacent to the City Boundary. The is bounded by the Etwall to Derby Greenway to the northe and by the A516 to the south. There are homes located to the immediate east of the site

The site extends to some 78.7ha and is identified in the Council's Strategic Housing Land Availability Assessment as being in multiple ownership. There is a high level of developer interest in site S0180.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are two non-statutory wildlife sites which share a boundary with this site (Black and Osier Bed Woods (SD312) and Ladybank Wood (DE026). 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site Master plan submitted by promoters indicates that a significant area of open space would extend centrally throughout the site. SUDS and tree planting would also contribute towards habitat creation. 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- The site would deliver new informal and formal open space and the site level.	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 1km from the site based on footpath connection from Greenside Court or 1.6km by road based on proposed access Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted]-
	Will it promote healthy lifestyles?	 Given the scale of the site there is significant potential to accommodate new facilities within the development site. Based on master plan site would include primary school, local centre and sports pitch(es)? 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site	
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	 Closest school in the City is Murray Park (although this school is unable to accommodate growth). The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Primary school proposed on site 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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	 Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
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?	 Local Centre proposed on site Bus services are located on Ladybank Road. Bus stops are within 400m of site. May be potential for service penetration into the site although this is unknown. There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 deliver new shops, primary school, open space.	
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 unclear whether this scale of growth incombination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019. 	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?	 Site is likely to be within 400m of a frequent bus service Development will connect to local cycle routes and will deliver new walking and cycling routes on site Master plan indicates permeability into the site by walking and cycling. 	
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	

To achieve stable and	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.	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	Development will include new shops/local centre	
To improve the quality of	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character Would be dependent on the approach to development and detailed design and implementation.	
new development and the existing built environment	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.	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site is greenfield and there is no potential to reuse demolition 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	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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).	sufficient recycling space
	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.	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural	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	- None identified.
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water	- Large scale development could facilitate improvements to the local combined sewer network and could	
	pollution?	reduce the frequency of sewer overflows locally.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. May be limited potential for increased noise complaints from homes immediately adjacent to A516, although site master plan indicates that homes would be set back from road. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use/horsiculture uses. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally.	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 New local centre, primary school proposed as part of the site master plan Site would be in excess of 4km from an employment area of 10ha or more. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm Extensive ridge and furrow on site, with area to the north of the site well preserved Potential for in ground archaeology in this area 	- None Identified.
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?	- There may be potential for development to improve access via the public rights of way network to Radbourne Hall	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	account of the local landscape/cultural elements including trees and hedgerows,
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Strong field boundaries consisting of hedgerow and tree belts to the west of the site New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south Significant opportunity exists to deliver biodiversity gain and habitat creation on site No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters for site in South Derbyshire. 	 That appropriate new planting is secured along the periphery of the site.

Site 30: S0113 Pastures Hospital, Mickleover

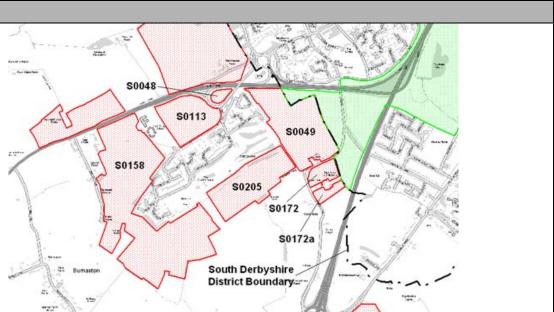
Description:

This is a greenfield site which lies immediately adjacent to the existing Pastures Hospital site. The is bounded by the A516 to the north and homes to the south

The site extends 10.2 and is currently in use for agriculture. The site is identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is a high level of developer interest in this site.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
T	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential to deliver tree planting and habitat creation on site No master plan has been submitted in respect of this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- Unclear whether site would deliver new informal and formal open space and the site level	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 1.7km from the site. it is unclear whether site could deliver new healthcare facilities 	-
	Will it promote healthy lifestyles?	 Site is located in excess of 1200m from nearest primary school although this is unlikely to accommodate growth Site is located within 1200m of local centre and 800m of a sports pitch 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- <u>-</u>
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Closest school in the City is Murray Park (although this school is unable to accommodate growth). The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Primary school proposed on site 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	 Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 Local Centre 1200m from boundary of site Bus stops on the A516, Merlin Way and Etwall Road. The closest bus stops are located less than 400m from the site 	Boguiromente
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	- It is unclear whether development would deliver new services. No master plan submitted	- Requirements for Green Travel Plans, or other measures to secure non-car travel
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 unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019. 	
	Will it increase the proportion of journeys using modes other than cars?	 Site is likely to be within 400m of a frequent bus service Limited potential to improve cycle connectivity locally. 	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support the construction industry and other businessed during site build out. Would have less significant benefits for would help to support local shops and services. 		
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction bas	sed jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of	this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construct and would create or support additional, or existing jobs relat services. 		
To diversify and strengthen local urban and rural economies	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 employme supply (indirect effect). 	ent land losses, by ensuring sufficient housing	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth on the edge of Derby City is unlikely encouraging the growth of the rural economy. 	to have any tangible effect in respect	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- It is unclear whether new development will include new shop	os/local centre	
To improve the quality of	Will it improve the quality of new development?	 This is a greenfield site so it will not help regenerate existing and character 	g built up areas, but could reinforce local design	
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?	 Development could support the use of locally produced and or locally produced construction materials such as bricks or 		 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse dem construction phase New development would lead to a general increase in waste phases of development 	Ũ	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste rec appropriate storage for bins and bring sites although this is layout provided by site promoters). 		sufficient recycling space
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on s bins, or space beyond stand requirements to accommodate receptacles. 		is included in new development.
	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to th techniques beyond minimum standards set out in the buildin Water Management Act. 		
To promote sustainable forms of construction and sustainable use of natural	Will it help reduce the need for land won primary minerals including sand and gravel?	 There is no potential to reuse demolition waste onsite, altho reduced through the adoption of site waste management pla 		- None identified.
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures part G of the building regulations. Potential for inclusion of SUDS which could contribute towar be dependent on site geology and SUDS design. 		

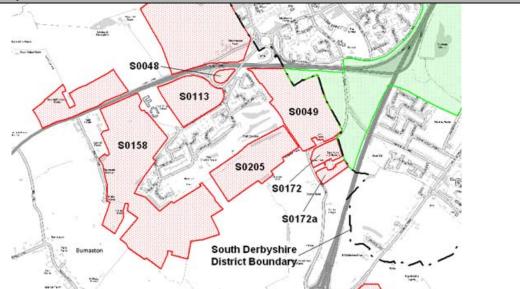
	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
To an duran water light air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally.	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site located in excess of 1.2km from local primary school (which couldn't accept growth) and 1.2km from local centre Site would be in excess of 4km from an employment area of 10ha or more. 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features Potential for in ground archaeology in this area 	- None Identified.
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?	- None identified	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take account of the
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	local landscape elements including trees and hedgerows. - That appropriate
Version 1c 13/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site is largely enclosed by existing development Some existing tree planting around A516 to north, and existing field tree to the north and west of the site New peripheral planting could provide screening for development already located around the pastures site Limited t opportunity exists to deliver biodiversity gain and habitat creation on site 	new planting is secured along the periphery of the site

Site 31: S0158 and S0212 Pastures Hospital (west), Mickleover

Description:

This is a greenfield site which lies immediately west of the existing Pastures Hospital site. The site is bounded by the A516 to the north and open countryside to the west and south. The smaller site is surrounded by countryside on all sides, although part of the southern boundary would adjoin the larger site.

Both sites together extend some 60ha and is currently in use for agriculture. The sites are identified in the Council's Strategic Housing Land Availability Assessment as being in multiple ownership. There is believed to be no developer interest in either site.



Key



Crown Copyright and database rights [2013] Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential to deliver tree planting and habitat creation on site No master plan has been submitted in respect of this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

Crown Convrict and

	Will it improve people's health		
	or wellbeing?	- Unclear whether site would deliver new informal and formal open space and the site level	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located 2.5km from the site it is unclear whether site could deliver new healthcare facilities] -
	Will it promote healthy lifestyles?	 Site is located in excess of 2.5km from nearest primary school although this is unlikely to accommodate growth Site is located within 2.5km of local centre and 800m of a sports pitch Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site	
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Closest school in the City is Murray Park (although this school is unable to accommodate growth). The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Primary school proposed on site 	 Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	 Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 Local Centre 2.5km from site Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site. 	Deminente
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	- It is unclear whether development would deliver new services. No master plan submitted	 Requirements for Green Travel Plans, or other measures to secure non-car travel
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 unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019. 	
	Will it increase the proportion of journeys using modes other than cars?	 Site is likely to be within 400m of a frequent bus service Unclear whether there is any potential to connect to cycle routes locally. 	Requirements for Green Travel Plans, or other measures to
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	secure non-car travel

To achieve stable and	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.	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	-	It is unclear whether new development will include new shops/local centre	
To improve the quality of	Will it improve the quality of new development?	-	This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	
new development and the existing built environment	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.	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	-	The site is greenfield and there is no potential to reuse demolition 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	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	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).	sufficient recycling space
	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.	is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural	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	- None identified.
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

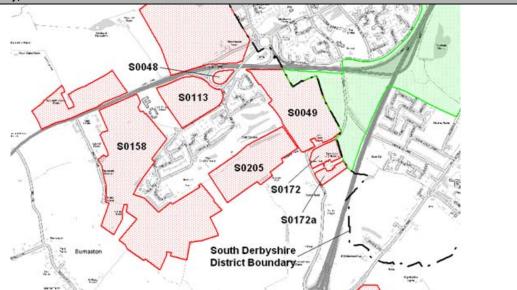
To reduce water, light, air and noise pollution	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	-
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally.	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site located in excess of 2.5km from local primary school (which couldn't accept growth) and local centre Site would be in excess of 4km from an employment area of 10ha or more. Site would be in excess of 4km secondary school provision in South Derbyshire 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features Potential for in ground archaeology in this area 	- None Identified.
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?	- None identified	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity Development in this area could decrease the separation between the pastures site and Burnaston Village 	account of the local landscape elements including trees and hedgerows,
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development Some existing tree planting around Sandpipier Lane to the west New peripheral planting could provide screening for development already located around the pastures site Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site 	 That appropriate new planting is secured along the periphery of the site.

Site 32: S0049 and S0205 Pastures Hospital (east), Mickleover

Description:

This is a greenfield site which lies immediately east of the existing Pastures Hospital site. The larger site is bounded by the A516 to the north and open countryside, which is designated as a green wedge to the east. There are homes to the west of the site. The smaller site adjoins the existing pasture site to the north and the larger site to the east.

Both sites extend some 33ha and is currently in use for agriculture. The sites are identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is believed to be a medium level of developer interest in the sites.



Key

Housing Site Green Belt Green Wedge

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential to deliver tree planting and habitat creation on site No masterplan has been submitted in respect of this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities]

	Will it improve people's health or wellbeing?	- Unclear whether site would deliver new informal and formal open space and the site level	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located >1.5km km from the site it is unclear whether site could deliver new healthcare facilities 	 -
	Will it promote healthy lifestyles?	 Site is located in excess of 1.5km from nearest primary school although this is unlikely to accommodate growth Site is located in excess of 1.5km of local centre and 800m of a sports pitch Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime Will it reduce the number of	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	people involved in accidents	- Uncertain impact	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 Closest school in the City is Murray Park (although this school is unable to accommodate growth). The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Primary school proposed on site 	 Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	 Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 Local Centre >1.5km from site Bus stops on the A516. The closest bus stops are located less than 400m from the boundary of the site 	Deguiremente
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 It is unclear whether development would deliver new services. No master plan submitted It is likely a new primary school would be required to support development. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel
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 unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019. 	
	Will it increase the proportion of journeys using modes other than cars?	 Site is likely to be within 400m of a frequent bus service Unclear whether there is any potential to connect to cycle routes locally. 	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	

To achieve stable and	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 during site build out. Would have less significant benefits following site build out, although new would help to support local shops and services. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albeit on a tempora and would create or support additional, or existing jobs related to finance, legal services and pr services. 	
To diversify and strengthen local urban and rural economies	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 sufficie supply (indirect effect). 	nt housing - None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth on the edge of Derby City is unlikely to have any tangible effect in resp encouraging the growth of the rural economy. 	ect
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- It is unclear whether new development will include new shops/local centre	
To improve the quality of	Will it improve the quality of new development?	 This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce and character 	local design
new development and the existing built environment	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 or locally produced construction materials such as bricks or tiles. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse demolition waste materials on site duri construction phase New development would lead to a general increase in waste generation during construction an phases of development 	design policy
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the pr appropriate storage for bins and bring sites although this is uncertain. (There is no site master layout provided by site promoters). 	ovision of
	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 con bins, or space beyond stand requirements to accommodate all of the Districts recycling bins ar receptacles. 	
	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to the delivery of sustainable constructi techniques beyond minimum standards set out in the building regulations and Schedule 3 of th Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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 over reduced through the adoption of site waste management plans 	all could be - None identified.
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that repart G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although be dependent on site geology and SUDS design. 	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 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	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally.	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site located in excess of 1.5km from local primary school (which couldn't accept growth) and local centre Site would be in excess of 4km from an employment area of 10ha or more. Site would be in excess of 4km secondary school provision in South Derbyshire 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features Potential for in ground archaeology in this area 	- None Identified.
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?	- None identified	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	elements including trees and hedgerows,.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Northern site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development The smaller site comprises of a single field but is enclosed by a well-defined hedgerow Further planting could provide screening for development already located around the pastures site Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site 	 That appropriate new planting is secured along the periphery of the site

Site 33: S0010, S0056, S0060, S0077, S0213, S0216, S0219 and S0228: Land at Highfields Farm, Littleover

Description:

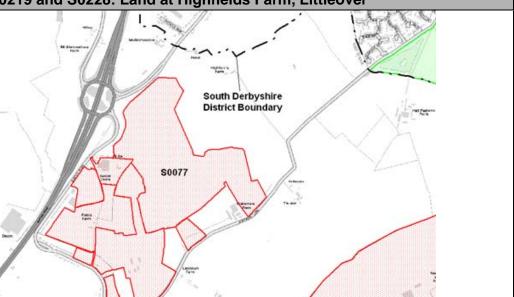
This is a mix of different sites which are conjoined. All are greenfield and in agricultural use, although a small part of site S0056 is brownfield. The site is bounded by the consented Highfields Farm site to the north, where it is proposed to construct up to 1200 homes (9/2006/0775) although development has yet to commence on this site. To the south and west the site is bounded by Doles Lane and to the south and East by Bakeacre Lane

In combination the sites extend some 75ha. The sites are mainly in single ownership but together there would be multiple parties who are willing to release sites for development. There is high level of developer interest in Site S0077, although interest is lower in the remaining sites.

Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- There are no statutory wildlife sites within 1km of this site	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non statutory wildlife sites within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 There is potential to deliver tree planting and habitat creation on site No masterplan has been submitted in respect of this site 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities]

	Will it improve people's health	- Unclear whether site would deliver new informal and formal open space and the site level	
	or wellbeing?	 Onclear whether site would deliver new informal and formal open space and the site level Given scale of site the provision of new facilities is likely 	
To improve the health and well-being of the	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located >1.2km km from the site it is unclear whether site could deliver new healthcare facilities].
population	Will it promote healthy lifestyles?	 Site is located in excess of 1.75km from nearest existing primary school although this is unlikely to accommodate growth Site is located in excess of 1.2km of existing local centre Site would be within 800m of proposed local centre, primary school and sports pitches proposed within the Highfields Farm Scheme to the north. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	Will it reduce the number of people involved in accidents	- Uncertain impact	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The site lies within the catchment area of John Port School, Etwall, which is already over capacity but could accommodate limited expansion. The nearest secondary school within Derby City is Littleover School, which is also over capacity. A new secondary school is proposed for the DUA, although it is unclear where this will be located. Primary school proposed on adjacent site, or could potentially be accommodated on site 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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	 Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 Existing Local Centre 1.2km from site Bus stops on Doles Lane with 400m of site. New bus service proposed on Highfields Farm site to the immediate north. 	Deguizemente
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 It is unclear whether development would deliver new services. No master plan submitted It is likely a new primary school would be required to support development. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. Development could impact Burton Road, A38 Junction in combination with consented growth on Rickneld Way and Highfields Site. Development is likely to have less impact on A38 following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019. 	Requirements
reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it increase the proportion of journeys using modes other than cars?	 Site is likely to be within 400m of a frequent bus service Unclear whether there is any potential to connect to cycle routes locally. 	for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. 	secure non-car travel

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support the construction industry and other businesses involved in markeduring site build out. Would have less significant benefits following site build ou would help to support local shops and services. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a tempo	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albe and would create or support additional, or existing jobs related to finance, legal services. 	
To diversify and strengthen local urban and rural economies	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 e supply (indirect effect). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth on the edge of Derby City is unlikely to have any tangibl encouraging the growth of the rural economy. 	e effect in respect
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- It is unclear whether new development will include new shops/local centre	
To improve the quality of	Will it improve the quality of new development?	 This is a greenfield site so it will not help regenerate existing built up areas, but and character 	could reinforce local design
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?	 Development could support the use of locally produced and won materials inclu or locally produced construction materials such as bricks or tiles. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse demolition waste mater construction phase New development would lead to a general increase in waste generation during of phases of development 	design policy
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling appropriate storage for bins and bring sites although this is uncertain. (There is layout provided by site promoters). 	through the provision of
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste managem bins, or space beyond stand requirements to accommodate all of the Districts re receptacles. 	
	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to the delivery of sustain techniques beyond minimum standards set out in the building regulations and S Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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 mate reduced through the adoption of site waste management plans 	rials used overall could be - None identified.
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure us part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water red be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	- None identified
	Will it reduce noise pollution?	 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. May be limited potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites is almost entirely greenfield (around 1ha of brownfield land within the site) and in agricultural use. Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site lies partially within an area at fluvial flood risk, but given the scale of the combined site it is likely that built development could be steered away from this area and development is unlikely to have any discernible impact on flood risk locally. 	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site located within 800m of local primary school (subject to delivery of Highfields Farm development) Site would be in excess of 4km from an employment area of 10ha or more. Site would be in excess of 4km secondary school provision in South Derbyshire 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area Potential for in ground archaeology in this area 	- None Identified.
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?	- None identified	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	designed to take account of the local landscape elements including trees and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development Some field trees and a small copse located centrally in site Development of this site would extend development beyond the significant area of screening proposed on the Highfield Scheme to the north Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site 	 hedgerows. That appropriate new planting is secured along the periphery of the site.

Site 34: S0088 and S0116a: Land at Longlands Repton

Description:

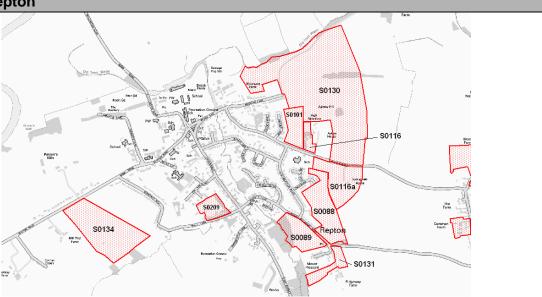
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

Sites are bounded to the west by existing development, to the north byMilton Road, to the south by Mount Pleasant Road and to the east by open countryside. There are outstanding planning applications on part of the larger site (9/2013/1053) and (9/2013/0643) which cumulatively could deliver around 70 dwellings.

This area comprises of two sites which together extend some 10ha. Sites are in multiple ownership and there is a high level of developer interest on both sites

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation	
	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. 		
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County wildlife sites within 300m of this site		
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No protected species recordings within 100m of the site Limited potential for nesting bird, bats and GCN on site, although habitat survey of site 0088 has not identified any protected or BAP species in the site 	- None Identified	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Development master plan for sites within site 0088 indicate that new habitat creation to include dry attenuation basin, informal open space and tree planting to be included on site. 	-	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area		
	Will it reduce the number of households waiting for accommodation?		- A notable proportion of site 0088 will be developed for affordable housing.		
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 There is an identified shortfall of affordable homes within Repton Strategic sites would be expected to deliver up to 30% affordable housing with the remainder market housing. There is an existing application to deliver 72% affordable housing on site on part of site 0088 (ref. 9/2013/1053). 		
	Will it improve the suitability of new homes for older and/disabled groups?		 Development on part of site 0088 will include wheel chair accessible bungalows to meet identified social housing need. 	- None identified	
	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 is an urban extension and would not facilitate the reuse of empty properties		
	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities]	

	Will it improve people's health or wellbeing?	 Development would deliver limited open space including timber trail and informal green space Given the scale of the development it is unlikely that it would deliver new sports pitches or built facilities 	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Site would be 2.75 from the new built GP surgery in Willington Site would deliver improves access along Milton Lane as well as lit access into the village 	- Ensure new development improves access to local walking and cycling routes
	Will it promote healthy lifestyles?	 Development will be within 900m of key services including the village centre. Primary school would be within 200m of site. Sports pitches >1200m 	
To improve community	Will it reduce crime and fear of crime	- Uncertain impacts in from site development in respect of this issue	
safety and reduce crime and fear of crime	Will it reduce the number of people involved in accidents	 PIA data indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. Development in this area is would significantly improve walking access along Milton Road 	- As above
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. There is no data on capacity of adjacent primary school to accommodate growth 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The sites are located adjacent or close to the village, and within 1200m of a range of facilities Bus stops located within 400m of site on Springfield Road. 	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 in nearby Willington and shops in the village. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it increase the proportion of journeys using modes other than cars?	 There is a hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. Cycling provision is relatively poor n this area The village has relatively good service provision 	 Requirements for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Very 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. 	travel

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.	
	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	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	
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 village centre
To improve the quality of	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.	
new development and the existing built environment	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.	 None identified
-	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	 An appropriate design policy could
To minimise waste and increase the reuse and recycling of waste materials	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. (No information in respect of waste provided by site promoters).	help ensure that sufficient recycling space is included
	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.	in new development.
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 and Schedule 3 of the Flood and Water Management Act.	
	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.	- None identified.
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water		Development will have an airsificant impact on local water sweltte		
	pollution?		Development will have no significant impact on local water quality.		
To reduce water, light, air and noise pollution	Will it reduce light pollution?		 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	-	Ensure appropriate
	Will it improve air quality		- Development is unlikely to contribute towards air quality improvements locally		noise mitigation is included within any allocation
	Will it reduce noise pollution?		 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		 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. 	-	None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	· ·	 Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. 	-	Ensure that new housing is steered
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?		 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 		away from areas of identified flood risk
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?		 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. Local service provision within Repton includes primary school (200m) hourly bus service (400m) and village centre 1200m Nearest employment site over 10h is in excess of 4km. 	-	None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 		
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		 Development is unlikely to affect the setting of the village conservation area or any listed buildings. There is potential for in ground archaeology in this area 	-	Ensure that sites are designed and implemented to minimise impact on the setting of listed buildings or other heritage assets
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?		- Impacts are uncertain	-	None Identified
	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	-	That existing hedgerows and
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?		 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. Development could lead to erosion of the gap between Repton and Milton. 	-	treebelts on the site are preserved and inform site layout. That further
Version 1b 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		 Site consist of two distinct feild parcels, both are well defined and enclosed by existing hedgerows and hedgerow trees Southern site includes of scrub which could be retained within development This land parcel could contribute towards green infrastructure provision. Uncertain effect identified sue to the lack of information held regarding potential site design and layout 		assessment of individual site is undertaken as the Plan progresses

Version 1b 10/02/14

Site 35: S101, S0116 and S0130: Land at Askew Hill, Milton Road, Repton

Description:

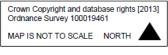
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

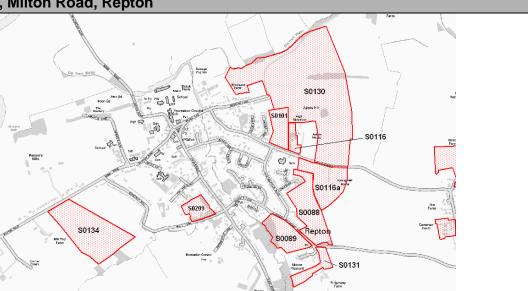
Sites are bounded to the west by existing development, to the south by Milton Road, and to the east by open countryside.

This area comprises of three sites which together extend some 33.5ha. Site is in multiple and there is a medium to high level of developer interest.

Key







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To sucid domests	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- No non statutory wildlife sites are located within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Evidence of otter spraint recordings on old Trent Water to the north of the site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Potential for significant habitat creation on site given the large scale of the site	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		- Impacts are uncertain and would depend on housing mix and design	- None identified
	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 is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

olh a

			1
	Will it improve people's health or wellbeing?	 Development could deliver open space including informal and formal leisure provision However no site masterplan has been submitted for this site. Impacts are uncertain. 	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Site would be 2.75km from the new built GP surgery in Willington	 Ensure new development improves access to local walking and cycling routes
	Will it promote healthy lifestyles?	 Development will be 900m of key services including the village centre. Primary school would be within 50m of site. Sports pitches >1200m 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	- Uncertain impacts in from site development in respect of this issue	- As above
and fear of crime	Will it reduce the number of people involved in accidents	 PIA for adjacent application site indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. 	
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. There is no data on capacity of adjacent primary school to accommodate growth There may be a need of a new primary school should development on the scale proposed come forward. 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The sites are located adjacent or close to the village, and within 1200m of a range of facilities Bus stops located within 400m of site on Springfield Road. 	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	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 400m of the site on Springfield Road. Cycling provision is relatively poor in this area The village has relatively good service provision 	 Requirements for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Very 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. 	travel

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.	
	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	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	
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 village centre
To improve the quality of	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. 	
new development and the existing built environment	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.	- None identified
-	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	 An appropriate design policy could
To minimise waste and increase the reuse and recycling of waste materials	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. (No information in respect of waste provided by site promoters).	help ensure that sufficient recycling space is included
	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.	in new development.
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 and Schedule 3 of the Flood and Water Management Act.	
	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.	- None identified.
	Will it help ensure water resources are used efficiently?	-	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation this would be consistent with surrounding land uses. 	 Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	 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 Treatmer Works to the west 	noise mitigation is included within any allocation
	Will it reduce noise pollution?	- 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	 Sites would lead to the loss of greenfield agricultural land Site is grade 2 agricultural land according to information held by the authority would lead to the loss or Best and Most Versatile land. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Site is partially located in an area at high flood risk/functional flood plain, although given the scale of the site and the small area affected flooding is unlikely to have significant effects. 	housing is steered
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solut is assumed. 	away from areas of identified flood risk
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlinc or Derby City. Local service provision within Repton includes primary school (50m) hourly bus service (400m) and village centre (within1200m) Nearest employment site over 10h is in excess of 4km. 	- None Identified.
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, especially after 20 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	016
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Given the scale of the development and the elevated nature of the site (which rises to 78aod) it is unc whether development could affect the setting of the village conservation area300m to the west. There is potential for in ground archaeology in this area 	- Ensure that sites are designed and implemented to minimise impact on village conservation area
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?	 Impacts are uncertain No identified cultural heritage features within or immediately surrounding the site. 	- None Identified
	Will it reduce the amount of derelict and degraded land within the District?	- Site is wholly greenfield	- That existing
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. Land rises centrally within the site with Askew Hill being the highest point locally. 	 That existing hedgerows and tree belts on the site are preserved and inform site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site consist of agricultural fields which are generally well defined and enclosed by existing hedgerows 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 sue to the lack of information held regarding potential site design and layou Possible easement centrally through site required (aerial photos indicate possible below ground linear feature crossing site) 	and - That further assessment of individual site is undertaken as the Plan progresses

Version 1b 10/02/14

Site 36: S0134: Land at Burton Road

Description:

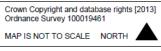
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

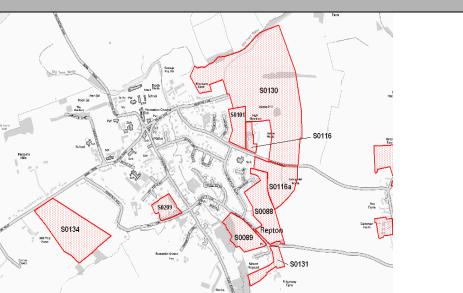
Sites are bounded to the north by Burton Road. It is surrounded by countryside on all other sides.

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







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To availate and to	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. 	
To avoid damage to designated sites and species (including UK and	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) 	
Local BAP Priority Habitat and Species) and enhance	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.	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Potential for limited habitat creation on site given the modest scale of the site scale of the site. No site master plan has been submitted alongside the scheme. 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	Will it improve the suitability of new homes for older and/disabled groups?		- Impacts are uncertain and would depend on housing mix and design	- None identified
	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 is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?		 No, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?		evelopment could deliver open space including informal and formal leisure provision wever no site master plan has been submitted for this site. Impacts are uncertain.	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Sit	te would be 2.25km from the new built GP surgery in Willington	 Ensure new development improves access to local walking and cycling routes
	Will it promote healthy lifestyles?	- Pri	evelopment will be 700m of key services including the village centre. imary school would be 1.5km ports pitches >1200m	
To improve community safety and reduce crime	Will it reduce crime and fear of crime? Will it reduce the number of	- Ur	ncertain impacts in from site development in respect of this issue	- As above
and fear of crime	people involved in accidents?	- Ur	ncertain impacts identified	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	lim - Th - Th	e nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of nited expansion to accommodate limited levels of additional growth. ere is no data on capacity of village primary school to accommodate growth ere may be a need of a new primary school should development on the scale proposed come forward combination with proposed sites elsewhere in village.	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	De	evelopment would have no effect against this objective	and LEA to establish impact
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?	Re - Th	ew housing would deliver new affordable housing in this area – there is an identified shortfall within apton. Here are below average levels of deprivation with Repton reflected in the cost of new homes which is tably higher than the district average.	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?		e sites are located adjacent or close to the village, and within 800m of a range of facilities is stops located within 400m of site on Burton Road.	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		rategic growth could support the provision of new (extended) education provision, open space and ould support existing health care provision and shops in the village.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	co - Th	epton is located relatively close to the A50, although access is via Willington which suffers frequent ngestion the A50. In surrounding rural road network is not of a standard that would easily cope with very large scale velopment. Uncertain whether growth in combination is likely to have any notable impact	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	wit - Cy	ere is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located thin 400m of the site on Springfield Road. <i>r</i> cling provision is relatively poor in this area le village has relatively good service provision	 Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?		ery large scale growth would require capacity improvements to Milton Waste Water Treatment Works. cal capacity enhancements to the local sewerage network would also be required to support growth	- secure non-car travel

To achieve stable and sustainable levels of	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.	
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?		Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?		The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	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	
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 village centre
To improve the quality of	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.	
new development and the existing built environment	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.	 None identified
T	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	 An appropriate design policy could
To minimise waste and increase the reuse and recycling of waste materials	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. (No information in respect of waste provided by site promoters).	help ensure that sufficient recycling space is included
	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.	in new development.
	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 and Schedule 3 of the Flood and Water Management Act.	
To promote sustainable forms of construction and sustainable use of natural resources	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.	- None identified.
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water light oir	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally No identified air quality issues locally. 	noise mitigation is included within any allocation
	Will it reduce noise pollution?	- 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	 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. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- Site is located outside of an identified area of flooding and is unlikely to have significant effects.	- Ensure that new housing is steered
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 	away from areas of identified flood risk
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. Local service provision within Repton includes primary school (>1200m) hourly bus service (400m) and village centre (within 800m) Nearest employment site over 10h is in excess of 4km. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. There is potential for in ground archaeology in this area 	 Ensure that sites are designed and implemented to minimise impact or village conservation area
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?	 Impacts are uncertain No identified cultural heritage features within or immediately surrounding the site. 	- None Identified
	Will it reduce the amount of derelict and degraded land within the District?	- Site is wholly greenfield	- That existing hedgerows on the
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is identified as being at secondary sensitivity within the County Council's assessment of multiple environmental sensitivity. Land rises to the north. 	site are preserved and inform site layout. - That further assessment of
Version 1b 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 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 	individual site is undertaken as the Plan progresses

Site 37: S0019 and S0075: Former Nursery, London Road, Shardlow

Crown Copyright and database rights [2013]

Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Description:

Key

Housing Site

Green Belt

The village of Shardlow lies toward the north east of the District and is located approximately 9km south east of Derby. The village is linear in nature strung out along the A6 London Road. Its character is heavily influenced by the Trent and Mersey Canal and the warehouses and marinas which were developed in the 18th and 19th century, following completion of the canal.

This land parcel is comprised of two sites S0019 and S0019. The site is located between the Trent and Mersey Canal to the South and London Road and Cowlishaw close to the North.

The sites extend some 8.2ha and there is a mixed level of developer interest in the sites.



MAP IS NOT TO SCALE NORTH		Hicken's Bridge	6
		Ppg	$= \langle f \{ \} \rangle$
Detailed considerations	Yes/No	Comments	Notes on site based mitigation
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.	
locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the sites	
protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified
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 any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation 	
Will it protect sites of geological importance?		- There are no regionally important geological sites within this area	
Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held. 	- None identified
Will it provide sufficient housing to meet existing and future need?		- Site would contribute to overall housing need in combination with other developments South Derbyshire.	
Will it reduce the number of unfit or empty homes?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	
	Detailed considerations Will it conserve and enhance internationally nationally important wildlife sites? Will it conserve and enhance locally important (non-statutory wildlife sites)? Could development affect protected species or BAP priority species? Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)? Will it protect sites of geological importance? Will it reduce the number of households waiting for accommodation? Will it increase the range and affordability of housing for all social groups? Will it improve the suitability of new homes for older and/disabled groups? Will it provide sufficient housing to meet existing and future need? Will it meut the number of unfit or empty homes?	Detailed considerations Yes/No Will it conserve and enhance internationally nationally important wildlife sites? Important Will it conserve and enhance locally important (non-statutory wildlife sites)? Important Could development affect protected species or BAP priority species? Important (non-statutory Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)? Importance? Will it protect sites of geological importance? Importance? Will it reduce the number of households waiting for accommodation? Importance? Will it increase the range and affordability of housing for all social groups? Importence met existing and future need? Will it provide sufficient housing to meet existing and future need? Importance? Will it meute the number of unfit or empty homes? Importance?	Detailed considerations Yes/No Comments 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. Will it conserve and enhance locally important (non-statutory wildlife sites?) - There are no non-statutory wildlife sites located within 500m of the boundary of the sites Could development affect protected species or BAP priority species? - No records held indicating protected or BAP species within 100m of the site ecology or proposals to deliver biodiversity gain on site - No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site - However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation Will it protect sites of geological importance? - There are no regionally important geological sites within this area Will it reduce the number of households waiting for accommodation? - Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. Will it increase the range and affordability of housing for all social groups? - 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 provide sufficient housing to meet existing and future need? - Site would contribute to vereall housin

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Existing healthcare facilities are located are located on London Road within 800m from the site.	 Ensure new development improves access to local walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold. 	
To improve community	Will it reduce crime and fear of crime	- No known issues with crime and antisocial behaviour across identified sites.	
safety and reduce crime and fear of crime	Will it reduce the number of people involved in accidents	- No information in respect of this issue	-
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary school is Chellaston which is not capable of expansion. It is unclear whether pupils could attend Wilsthorpe School in Long Eaton The nearest primary school is Shardlow Primary School though the capacity details are currently unknown 	 Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are located adjacent to the existing village, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m of the site 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 in the village and could support existing shops and other services in the village. 	secure non-car travel
To make best use of existing infrastructure and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Shardlow has good access to the A6 and A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor 	- Requirements for
reduce the need to travel and increase opportunities for non-car travel (public transport walking and	Will it increase the proportion of journeys using modes other than cars?	 There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays There is park and ride site proposed around .5km to the west of the village to serve Derby City The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
cycling)	Will it make the best use of other infrastructure?	 There is headroom at Shardlow WWTW to accommodate growth, and development in this area 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. 	

To achieve stable and sustainable levels of	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. 	
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	 - Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	 - The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	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	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	 Development will increase local residents in the village will help sustain existing shops and businesses in the village 	 Ensure good connectivity to Shardlow village centre
To improve the quality of	Will it improve the quality of new development?	 Site is not previously developed (except for a very small area of site S0019and 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 and design of any scheme proposed. 	
new development and the existing built environment	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 and stone or locally produced construction materials such as bricks or tiles. 	 None identified
	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 	 An appropriate design policy could help
To minimise waste and increase the reuse and	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. (No information in respect of waste provided to date). 	ensure that sufficient
recycling of waste materials	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. 	recycling space is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it help reduce the need for land won primary minerals including sand and gravel?	- Sites are almost entirely greenfield and would not present significant opportunities to reuse demolition waste or materials on site	- None identified.
	Will it help ensure water resources are used efficiently?	- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. Overall development unlikely to have any notable impact in respect of light pollution 	 Ensure appropriate noise mitigation is
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable impact on air quality	included within any allocation
	Will it reduce noise pollution?	 Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Sites would lead to the partial loss of greenfield agricultural land Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites S/0019, and S/0075 are identified as being at high flood risk from fluvial flooding (river flooding from the Trent). Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire Development could increase flood risk locally. 	- Work with developers and EA on flood risk
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	matters
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m Nearest employment site over 10h is within 4km. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development of a strategic housing site immediately adjacent to the canal would affect the Trent and Mersey Canal Conservation Area to the south Unclear whether any potential for in ground archaeology 	 Ensure that sites are designed and implemented to minimise impact on the setting of the canal
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?	 Development could affect the Trent and Mersey Canal Conservation Area to the south site S/0075 could link to PROW SD39/41 provide access to the Trent and Mersey Canal. 	- None Identified
	Will it reduce the amount of derelict and degraded land within the District?	- Sites is wholly greenfield	- That existing hedgerows and tree belts on the
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Both sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. 	site are preserved and inform site layout. - That further assessment of
Version 1c 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 The site is well contained by existing landscape elements including a tree belt which runs north east to south west through the site and an area of woodland to the south. Both sites could contribute towards green infrastructure provision. 	individual site is undertaken as the Plan progresses

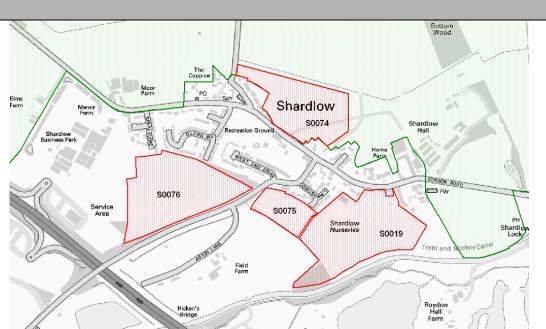
Site 38: S0076: Land at Aston Lane, Shardlow

Description:

The village of Shardlow lies toward the north east of the District and is located approximately 9km south east of Derby. The village is linear in nature strung out along the A6 London Road. Its character is heavily influenced by the Trent and Mersey Canal and the warehouses and marinas which were developed in the 18th and 19th century, following completion of the canal.

This land parcel is comprised of a single site S0076. The site is located to the north of Aston Lane and immediately south of homes on Glenn Way and West End Drive.

The site extends some 6.2ha and there is no developer interest in the site.It is currently in use as agricultural land.



Housing Site Green Belt Green Wedge

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
-	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no non-statutory wildlife sites located within 500m of the boundary of the sites.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site.	- None Identified
biodiversity and geodiversity across the District	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 any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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. 	- None identified
	Will it provide sufficient housing to meet existing and future need?		- Site would contribute to overall housing need in combination with other developments South Derbyshire.	-
	Will it reduce the number of unfit or empty homes?		- 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	1

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	 Ensure new development improves access to local walking and cycling routes
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Existing healthcare facilities are located are located on London Road within 800m from the site.	
	Will it promote healthy lifestyles?	 Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	- No known issues with crime and antisocial behaviour across identified sites	
	Will it reduce the number of people involved in accidents	- No information in respect of this 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 Chellaston which is not capable of expansion. It is unclear whether pupils could attend Wilsthorpe School in Long Eaton The nearest primary school is Shardlow Primary School though the capacity details are currently unknown 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. 	- None identified
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, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m of the site on Shardlow Lane. There is also a less frequent service servicing Aston Lane. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 provision, open space and sports provision in the village and could support existing shops and other 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?	 Shardlow has good access to the A6 and A50. The surrounding rural road network is not of a standard that would easily cope with very large scale development. It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor 	- 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 frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays There is park and ride site proposed around 3.5km to the west of the village to serve Derby City The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally. 	
	Will it make the best use of other infrastructure?	 There is headroom at Shardlow WWTW to accommodate growth, and development in this area 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 	

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to arow?		 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. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	·	- Development would support the creation of construction based jobs on a temporary basis.	 None identified.
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	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	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		 Development will increase local residents in the village will help sustain existing shops and businesses in the village 	 Ensure good connectivity to Shardlow village centre
To improve the quality of	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 and design of any scheme proposed. 	
new development and the existing built environment	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 and stone or locally produced construction materials such as bricks or tiles. 	- None identified
	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 	 An appropriate design policy could help
To minimise waste and increase the reuse and	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. (No information in respect of waste provided to date). 	ensure that sufficient
recycling of waste materials	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. 	recycling space is included in new development.
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it help reduce the need for land won primary minerals including sand and gravel?		 Sites are almost entirely greenfield and would not present opportunities to reuse demolition waste or materials on site 	- None identified.
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations.	

	Will it reduce water			
	pollution?		- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?		 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. Overall development unlikely to have any notable impact in respect of light pollution 	 Ensure appropriate noise mitigation is
and noise pollution	Will it improve air quality		- Development is unlikely to have any notable impact on air quality	included within any allocation
	Will it reduce noise pollution?	· ·	 Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		 Sites would lead to the partial loss of greenfield agricultural land Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?		 Site is at high flood risk from fluvial flooding (river flooding from the Trent). Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire Development could increase flood risk locally. 	- Work with developers and EA on flood risk
water run-off	Will it reduce unmitigated release surface water runoff?		 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	matters
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?		 New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m Nearest employment site over 10ha is within 4km. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		 Site is unlikely to affect the Trent Mersey Canal Conservation Area. Potential for in ground archaeology in this area 	 Ensure that sites are designed and implemented to minimise impact on the setting of Trent and Mersey Canal
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 could improve links to PROW SD39/41 provide access to the Trent and Mersey Canal.	- None Identified
	Will it reduce the amount of derelict and degraded land within the District?		- Sites is wholly greenfield	 That existing hedgerows and
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?		 Site is located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. 	tree belts on the site are preserved and inform site layout. - That further
Version 1c 10/02/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		 The site consists of a single arable field and is well contained by existing landscape elements including a tree belt which runs north east of the site. North western part of the site presents are relatively eroded settlement edge. Both sites could contribute towards green infrastructure provision. 	assessment of individual site is undertaken as the Plan progresses

Site 39: S0246: Land off Stanton Road, Stanton

Description:

Key

This is a large site that lies in the green belt between Stanton (Swadlincote) and Stapenhill (Burton on Trent).

It is bounded by Sycamore Road and open space to the north. The National Forest Railway Line to the west, Bridle Lane to the south and Stanton Road to the east. The site would form an urban extension to Burton On Trent.

The site extends some 88ha and is in multiple ownership. There is a high level of developer interest in the site.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To overid dome to to	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no statutory wildlife sites within 300m of this site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site.	- None Identified
biodiversity and geodiversity across the District	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 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	_
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, 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 To improve community safety and reduce crime	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles? Will it reduce crime and fear of crime	Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. Existing healthcare facilities are located at Stapenhill), (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities Site is located within 800m of local recreation provision, and within 800m of a local centre and 800m of a primary school (Violet Lane Primary and Edgehil Junior), although it is unclear whether there is any potential to accommodate growth in east staffs schools Could connect to an existing PROW network in this area There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site	 Ensure new development improves access by walking and cycling to facilities in Burton. As above
and fear of crime	Will it reduce the number of people involved in accidents Will it improve educational	 Development would have an uncertain effect in respect of dealing with safety issues around the site The nearest secondary schools are William Allitt (Swadlincote – can not accommodate further growth) 	
To improve educational achievement and improve the District's skills base	attainment amongst young people? Will it reduce the number of working age residents who have no or lower level qualifications?	 (>3km), and Paulet High School (800m) (capacity unknown although unlikely could accommodate growth given known education capacity issues in Burton) It is likely that a proposal of this scale could deliver a new primary school Development would have no effect against this objective 	 Continue liaison will local Schools and LEA to establish impact
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, which is adjacent to one of the most deprived parts of the district as well as being adjacent to Stapenhill (A deprived part of East Staffordshire) 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 800m (Rosliston Road, Burton). Bus stops are located just outside the site on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1km) Secondary school provision is unknown but could be within 800m of the site There are employment opportunities around Tetron Point >2km from the site. 	- Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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. 	secure non-car travel
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?	 Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service between Swadlincote and Burton Serving this area, Off road cycling provision in this area is undeveloped. 	 Requirements for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth It is unclear whether capacity improvements would be required within the sewerage network around Stapenhill. There are no known requirements for additional strategic water supply or electricity network improvements 	secure non-car travel

To achieve stable and sustainable levels of	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.	
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	-	Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Stapenhill nearby.	- Ensure good connectivity to Burton town centre
To improve the quality of	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.	
new development and the existing built environment	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.	 None identified
	Will it lead to the reduce consumption of materials?	-	The site 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	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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).	sufficient waste and compost storage in a design
	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.	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation b this would be consistent with surrounding land uses. 	 Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 Site is greenfield and located in greenbelt Based on agricultural land classification maps held by the Authority around 80% of the site is classed a Grade 2 which is Best and Most Versatile. 	s - None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	t - None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineere SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in StapenHill The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 800m), but strategic employment is located >2km. 	- None Identified.
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, especially after 20 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. (investigate HERS and former land use) Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District. No masterplan design information included on connectivity of this site and wider area. 	- Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	
To conserve and enhance the District's landscape and townscape character	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 Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent. 	 That existing hedgerows and tree belts on the site are preserved
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site is well contained by existing development roads and railway Existing landscape elements are weak with gappy, over managed hedgerows surrounding most of the site and the individual field parcels within the site (which are small) There is a single field to the west which has well established hedgerow including hedgerow trees which could help integrate new development into the wider landscape 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 	and inform site layout.

Site 40: S0064 Land East of A511, Burton Road, Midway

Description:

This is a small site broad triangular site which wraps around the Midway Farm. It is bounded by the A511 and residential properties to the west whilst to the north and south it is surrounded by agricultural land.

The site extends 6.68ha. The site is in single ownership and there is a high level of developer interest in the site.

Key

Housing Site Green Belt Green Wedge



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife sites within 200m of this site (SD342) Hoofies Wood	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m	- None Identified
biodiversity and geodiversity across the District	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 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, 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?	 Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. And proximity to existing public rights of way on periphery of the site It is unclear whether development will contribute to local sports provision. 	
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located within 1500m of the existing surgery in Newhall Development could help fund improvements to local medical facilities. 	 Ensure new development improves access by walking and cycling to facilities in Swadlincote
	Will it promote healthy lifestyles?	 Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- 73 0000
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary schools are Pingle which could accommodate further growth) (>2km), It is very unlikely that a proposal of this scale could deliver a new primary school The nearest primary school is Elmsleigh infant. It is unclear whether this school is capable of expansion to accommodate this level of growth 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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, which is adjacent to one of the most deprived parts of the district 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is adjacent to the main urban area of Swadlincote The nearest local centre is 1500m (Newhall). Bus stops are located just outside the site on Burton Road (within 400m) Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1500m) Secondary school provision would be within 2km of the site There are employment opportunities around Bretby Business Park >2km from the site. 	 Requirements for Green Travel Plans, or other measures to
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 Newhall. 	secure non-car travel
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service between Swadlincote and Burton Serving this area, Off road cycling provision in this area is undeveloped. 	 Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth It is unclear whether capacity improvements would be required within the sewerage network around Midway/Newhall There are no known requirements for additional strategic water supply or electricity network improvements 	travel

To achieve stable and sustainable levels of	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 sed during site build out. Would have less significant benefits following site build out, although would help to support local shops and services. 			
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	-	None identified.	
	Will it encourage economic diversification?	- The proposed development will have no effect in respect of this objective			
	Will it improve average incomes in the District?	 Development would contribute towards increasing construction jobs locally (albeit on a terr and would create or support additional, or existing jobs related to finance, legal services ar services. 			
To diversify and strengthen local urban and rural economies	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 suf supply (indirect effect). 	ficient housing	None identified.	
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of se rural economy.	upporting the		
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Given the scale of the site it is unlikely that new shopping facilities could be accommodated	- J on site.	Ensure good connectivity to Swadlincote town centre	
To improve the quality of	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 b layout, design and construction put forward by developers. No information regarding these been submitted by the site promoters. 			
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?	 Development could support the use of locally produced and won materials including aggree or locally produced construction materials such as bricks or tiles. 	- gate won locally	None identified	
-	Will it lead to the reduce consumption of materials?	 The site greenfield and there is no potential to reuse waste materials on site during construction. New development would lead to a general increase in waste generation during construction phases of development. 	n and operation -	Include requirements for	
To minimise waste and increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through th appropriate storage for bins and bring sites although this is uncertain. (There is no site may layout provided by site promoters). 		sufficient waste and compost storage in a design	
	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 bins, or space beyond stand requirements to accommodate all of the Districts recycling bin receptacles. 		or waste policy in the Plan	
To promote sustainable forms of construction and sustainable use of natural	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to the delivery of sustainable const techniques beyond minimum standards set out in the building regulations and Schedule 3 Water Management Act. 			
	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 or reduced through the adoption of site waste management plans 	- overall could be	Include appropriate water efficiency and waste management policies in the Plan	
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below th part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge alth be dependent on site geology and SUDS design. 			

	Will it reduce water pollution?	- Development will have no significant impact on local water qua	ality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally d this would be consistent with surrounding land uses. 	luring site development and occupation but	Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts	s in this area	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally or development noise generation would be consistent with surrou 		
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is greenfield Based on agricultural land classification maps held by the Auth unclear whether this could comprise Best and Most Versatile has been taken and it is assumed that some land would be graded 	and and as such a precautionary approach	None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and is un of surface water flooding subject to the design and implement Site development unlikely to have any discernible impact in rest 	ation of an appropriate SUDS. spect of this objective.	None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing r greenfield field levels. In the absence of any drainage strategy SUDS solution is assumed. 	or master plan for the site an engineered	None identified
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is well related to Swadlincote and would be within 1.5 facilities The site is well related to an hourly bus service (bus stops with Strategic employment is located >2km at Bretby business Park 	nin 400m) an,	None Identified.
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 carb when new homes may need to incorporate on site renewables to 		None ruentineu.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development is likely to affect the setting of Midway Farm (liste Garden (within 100m of the site). It is unclear whether there is potential for in ground archaeolog former land use) 		None Identified.
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?	 New development in this area could connect to the National For cultural ad leisure resource within the District. No masterplan design information included on connectivity of the second se		Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield		
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Area is located in an area of higher sensitivity according to the environment sensitivity Site sits in an elevated (prominent position) and would be prom Bretby Hall Historic Park and Garden to the south. 	inent in the local landscape including from	That existing hedgerows and tree belts on the site are preserved and inform site
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site is well contained by existing development and road to the Significant woodland to the north and west of the site There is a small block of woodland within the site as well as a number of field parcels These features could help tie development into wider landsca 	pond, field trees and hedgerows around an	layout.

Site 41: S0208 Land east of Sandcliffe Road, Lower Midway

Crown Copyright and database rights [2013] Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Description:

The site lies adjacent to the Lower and Upper Midway residential estates in Swadlincote. Swadlincote town centre is 2.6 km to the south of the site, and A511 lies to the south of the site.

Residential development borders the southern and western boundaries of the site. Fields dispersed with hedgerows and pockets of woodland border the remaining boundaries.

The site is in single ownership. Demand from developers is thought to be high, and there is thought to be medium end values for housing.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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.	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are no County Wildlife Sites within 300m of this site. (Lee Wood Grass Land (SD206), which is located 350m to the north west of the proposal site, has been removed from the wildlife site register in recent years). 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m	- None Identified
biodiversity and geodiversity across the District	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 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities]

Key

Housing Site

Green Wedge

Green Belt

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	- The site could improve access to local open space including National Forest Planting.	
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 1.5km (depending on access) from Heartwood Medical Centre (Civic Way), and Swadlincote Surgery (Darklands Road). Development could help fund improvements to local medical facilities 	- Ensure new development improves access by walking and cycling to facilities in Swadlincote.
	Will it promote healthy lifestyles?	 Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime Will it reduce the number of	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above
and fear of crime	people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary schools are Granville which has some capacity to accommodate growth Pingle which could accommodate further growth) (>2km), There is no capacity for the expansion of local primary schools to meet requirements generated by a site of this scale It is unclear whether a proposal of this scale could deliver a new primary school 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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, which is adjacent to one of the most deprived parts of the district 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 Woodville local Centre is within 1.5km and has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. The site is also within 1.8km of Swadlincote town centre. Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. The site is within 400m of existing bus stops but the lack of pedestrian and cycling connection points with the adjacent site mean that services and public transport would not be easily accessible 	 Requirements for Green Travel Plans, or other measures to
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 Newhall. 	secure non-car travel
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511 and the A511 and Sandcliffe Road Junction 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service (reducing to once hourly service in the evening) serving this area, Off road cycling provision in this area is undeveloped. 	- Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	travel

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. 	
	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it encourage economic diversification?	- The proposed development will have no effect in respect of this objective	
	Will it improve average incomes in the District?	 Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Given the scale of the site it is unlikely that new shopping facilities could be accommodated on site.	 Ensure good connectivity to Swadlincote/ Woodville centre
To improve the quality of	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. 	
new development and the existing built environment	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. 	 None identified
-	Will it lead to the reduce consumption of materials?	 The site 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 	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design
	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. 	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

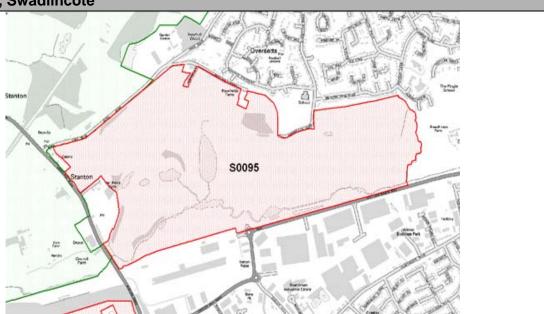
	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	 Development is unlikely to have any notable air quality impacts in this area 	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 Site is greenfield Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 This site is located outside of an area at fluvial flood risk although there is a small watercourse just outside of the north eastern part of the site (see image) which is known to flood. 	
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	- None identified
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is adjacent to the Swadlincote urban area and would be within 1.5km of a local centre including health facilities. The site is well related to an hourly bus service (bus stops within 400m) an, Strategic employment is located 2km awayat Bretby Business Park 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. Limited potential for in ground archaeology identified in this area 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District. No masterplan design information included on connectivity of this site and wider area. 	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	 - Site is greenfield	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this location would have a notable impact on the local landscape due to local landform and prominence of the site from the north). The existing settlement boundary along Salisbury Drive, Winchester Drive and Coventry Close is poorly screened and presents an eroded settlement edge from near and distant views to the north. 	 That existing hedgerows and tree belts on the site are preserved and inform site
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There are few substantial hedgerows, field trees or other landscape elements on site which could help integrate new development into the local landscape. Site development is not likely to lead to the loss of landscape elements given a relative lack of features on site National Forest Planting could deliver new and enhance existing habitats such as woodland, hedges on site 	layout.

Site 42: S0095, Land North of William Nadin Way, Swadlincote

Description:

The site lies to the west of Swadlincote, and covers the area from Park Road to the current Council Depot down to William Nadin Way. On the central part of the site there is a golf course currently under construction that will be accessed off William Nadin Way. The site represents former mineral workings and is now classed as greenfield.

Swadlincote town centre is under 2 km away to the east, and the site fronts the A514 (William Nadin Way) which leads to the A444. There is consent for 158 dwellings on the Council Depot site to the east of the site, subject to legal agreements.



- 1	
	Housing Site
	Green Belt
	Green Wedge

Key

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To overd domono to	Will it conserve and enhance internationally nationally important wildlife sites?		 Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site adjacent to the site (SD273- Breach Leys Farm) and a further two sites within 300mof the western edge of this area.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 No master plan has been submitted for the specific land parcels proposed for development, although the site proximity to the golf course and location within the national forest will help deliver forest planting and other appropriate habitat creation. 	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring (consented) depot	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Existing healthcare facilities are located within 1km on Darklands Road.	-
	Will it promote healthy lifestyles?	 Site is located within 1km of Swadlincote Town Centre. The nearest primary school (Fairrmeadows) is located within 800m from the site. Sports provision is located 800m from the site) 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	Will it reduce the number of people involved in accidents?	- Impacts are uncertain.	-
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary schools are William Allit and Pingle School. Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion, although William Allit is at capacity The nearest primary school is Fairmeadows. There is little or no capacity at any Swadlincote primary school. It is unclear whether development of this scale could deliver additional primary school capacity 	 Continue liaison will local Schools and LEA to
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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	 This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 400m of nearest bus stops on William Nadin Way and A444. Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	
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 help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Development could have potential to deliver a new, sports pitches, primary school?, informal open space and potentially community facilities although it is unclear whether such facilities could be deliverable or viable 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Could lead to increased congestion on the A444 Enhance walking and cycling provision on site is proposed 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 Site will be within 400m of a bus route Development incudes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. Site is within 1km of Swadlincote Town Centre 	Requirements for Green Travel Plans, or other measures to
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth. 	secure non-car travel

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to grow?	 Could support the construction industry and other businesses involved in marke during site build out. Would have less significant benefits following site build our would help to support local shops and services. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a tempor	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albe and would create or support additional, or existing jobs related to finance, legal services. 	
To diversify and strengthen local urban and rural economies	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 ensupply (indirect effect). 	suring sufficient housing - None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth within the Swadlincote area is unlikely to have any tangi encouraging the growth of the rural economy. 	ole effect in respect
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Site could support existing shops and services in Swadlincote town centre	
To improve the quality of	Will it improve the quality of new development?	 This is a greenfield (being restored minerals workings and tip site) so it will not h built up areas, but could reinforce local design and character 	elp regenerate existing
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?	 Development could support the use of locally produced and won materials inclue or locally produced construction materials such as bricks or tiles. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse demolition waste material construction phase New development would lead to a general increase in waste generation during of phases of development 	design policy
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling appropriate storage for bins and bring sites although this is uncertain. (There is layout provided by site promoters). 	no site master plan or sufficient recycling space
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste manageme bins, or space beyond stand requirements to accommodate all of the Districts re receptacles. 	
	Will it promote the implementation of sustainable construction techniques?	 It is unclear whether the development would contribute to the delivery of sustain techniques beyond minimum standards set out in the building regulations and S Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural	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 mate reduced through the adoption of site waste management plans 	ials used overall could be - None identified.
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure us part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recebe dependent on site geology and SUDS design. 	

-	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.	- None identified
	Will it reduce noise pollution?	 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	- Sites is greenfield although not in agricultural use (site is poorly restored)	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 There are no significant areas at fluvial flood risk on this site, although limited areas around the Darklands Brook do exist. Given the scale of development proposed and the small area at flood risk it is likely that homes could bge steered away from areas at risk. 	 Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District.	 Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Site is largely contained within the wider Swadincote urban area The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton 	account of the local landscape elements including trees and hedgerows,
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along the B5353, A444 and A514 would help reduce near views into the site and would be retained There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and on potential housing sites. The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	 That appropriate new planting is secured along the periphery of the site.

Version 1c 13/02/19

Site 43: S0099: Occupation Lane, Woodville

Description:

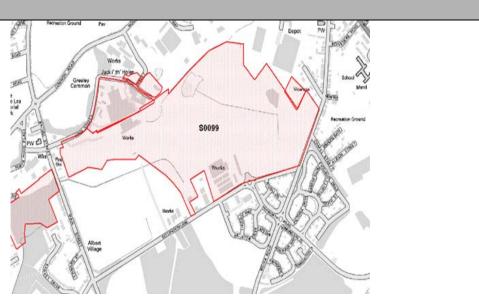
The site is located to the south of Woodville and comprises a mixture of brownfield and greenfield land. Two industrial uses are currently in operation on the site. Part of the greenfield land has previously been worked for minerals and subsequently reclaimed.

The site is contained by Occupation Lane to the south, Moira Road to the east and Main Street to the west. A number of existing businesses are located to the north.

The site is in multiple ownership and there is a high level of developer interest in the site

Key

Housing Site Green Belt Green Wedge



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To overid down one to	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are no County Wildlife Sites within 300m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified
biodiversity and geodiversity across the District	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 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines 	-
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		 Despite previous use of site there are no unfit or empty homes within the site. As such delivery 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 an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health	 Development will deliver new and connect to existing informal local space owing to its National Except Location 	
	or wellbeing?	Forest Location. It is unclear whether development will contribute to local sports provision.	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities 	 Ensure new development improves access by walking and cycling to facilities
	Will it promote healthy lifestyles?	 Site is located 600m from Woodville Local centre, and within 800m of a primary school and Sports pitch (although it is unlikely pupils could be accommodated at Woodville Primary) Bus stops are located within 400m on the A514 and A511. Could improve locally available leisure opportunities Could connect to an existing PROW network in this area 	in Swadlincote
To improve community	Will it reduce crime and fear of crime	- This area is subject to significant levels of antisocial behaviour within the site owing to the presence of a number of derelict sites within and immediately surrounding this area	
safety and reduce crime and fear of crime	Will it reduce the number of people involved in accidents	 New development in this area may be able to deliver improvements around Clock Island, including the provision of an alternative regeneration route for traffic heading towards Swadlincote from Ashby de La Zouch. 	- As above
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion) It is unclear whether a proposal of this scale could deliver a new primary school There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear. 	- Continue liaison will local Schools
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would deliver an additional 12ha of employment land which will attract new businesses into the area. This could in turn increase employment and skill training locally.	and LEA to establish impact
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, which is one of the most deprived parts of the district. Site delivery would also boost the number of jobs locally. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The site is well related to the urban area of Swadlincote. The nearest local centre is Woodville within 600m of the site. Bus stops are located within 400m of the site on the A511 and A514 There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km) Secondary school provision Granville within 800m of the site There are existing employment opportunities around Tetron Point and Cadley Hill, and the site would deliver an additional 12ha of employment land as part of a mixed use scheme 	- Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 Woodville. The site would be expected to deliver the Swadlincote Regeneration Route. 	secure non-car travel
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?	 Development would deliver the Swadlincote Regeneration Route which could reduce congestion on the nearby Clock Island. 	
	Will it increase the proportion of journeys using modes other than cars?	 There is a twice hourly bus service between Swadlincote and Burton serving this area, There is limited potential for improvements to cycling routes in this area 	- Requirements for Green Travel Plans, or other measures to secure non-car
	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	travel

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 construction industry and other businesses involved in marketing, selling new homes. During site build out. Development could also support the creation of an additional jobs through the allocation of 12ha of employment land 	
	Will it reduce unemployment rates and disparities across the district?	 Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development. Site is located in an area with relatively high levels of unemployment, although clearly new development would increase the size of the local labour market 	- None identified.
	Will it improve average incomes in the District?	- Uncertain effect identified	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district 	
To diversify and strengthen local urban and rural economies	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	 Site would deliver a further 12ha of employment land provision in an area that has seen notable employment land losses in recent years 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Woodville, or Swadlincote.	- Ensure good connectivity to Woodville centre
To improve the quality of	Will it improve the quality of new development?	 The site is partially previously developed. The clearance of a number of existing derelict buildings would have a positive impact on the local townscape character. It could also improve the setting of the TG Green Grade 2* listed building and a number of other listed buildings within the Woodville Area 	
new development and the existing built environment	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. 	- None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site partially brownfield and there is limited potential to reuse demolition and 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 	- Include requirements for
increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design or waste policy in
	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. 	the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 This site is poorly restored, having been used historically for the extraction of minerals Around 11ha of the site is greenfield, although it is not in productive agricultural use 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk, however there are identified issues with the surface water sewers in this area. Development could offer opportunity to resolve identified surface water flooding issues within and around this site 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site would be within 400m of existing bus stops, within 800m of Woodville Local Centre. Employment land provision will be on site. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 The redevelopment of this site would be expected to secure the reuse of the former TG Green Factory which is Grade II* listed and currently on the heritage at risk register. It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns. 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. It could also open up this area and potentially improve public access to identified heritage features within the site 	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site would contribute to reuse of a previously developed and poorly restored minerals site.	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this urban fringe location would have an impact on the residential development surrounding the site, due to loss of views over an area of open landscape. The site is almost entirely surrounded by built development, except for a small area to the north west and south west of the site, where significant tree planting would screen new development from the countryside beyond. 	 That existing Woodland, hedgerows and treebelts on the site are preserved and inform site layout.
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There is an outgrown hedgerow/tree belt to the south of an existing haulage yard. The central part of the site is largely devoid of existing landscape features 	

Site 44: S0202, S0143: Land around Church Street/Thorpe Downs Road

Description:

The principal site lies adjacent to Church Gresley. The smaller site lies within close proximity to the east of the principal site and is also adjacent to the existing built up area of Church Gresley.

Swadlincote town centre is 1.3 miles to the north; the A444 lies to the west of the site and the A511 to the east of the sites.

The principal site comprises a green field site which is bordered by trees and hedgerows along their boundaries. There is National Forest planting (Church Gresley Wood) that lies to the south and east of the site. The smaller site is a brownfield land. Both sites are identified as countryside in the South Derbyshire's Local Plan 1998. The sites are not located within the greenbelt.



Housing Site Green Belt Green Wedge





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
T	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. 	_
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are no County Wildlife Sites within 300m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 Historic records of GCN on site Slow worms and Grass snake found within 100m of site boundary. 	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines SUDS train and amenity space located centrally and to the south west of the site. 	-
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	_
	Will it increase the range and affordability of housing for all social groups?		 The development will have a mix of accommodation types of differing size and arrangement, potentially including detached, semi-detached and terraced properties No data has been submitted by site promoters in respect of actual mix on site. 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		 Despite previous use of site there are no unfit or empty homes within the site. As such delivery 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 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? Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents? Will it promote healthy lifestyles?	Development will deliver new and connect to existing informal local space owing to its National Forest Location. Development could contribute towards the provision of a new sport pitch for a local non -league football club. The site is located around 1400m from (depending on access) from Gresleydale Healthcare Centre (by the shortest walking route), and 2km by road. Development could help fund improvements to local medical facilities Primary School is adjacent to the site and capable of expansion The site is located within close proximity (within 800m)of a convenience store, a pharmacy and a cash point. Sports provision within 600m. Could improve locally available leisure opportunities Could connect to an existing PROW network in this area	- Ensure new development improves access by walking and cycling to Swadlincote town centre
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime Will it reduce the number of people involved in accidents	There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site Impacts are uncertain.	- As above
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary schools are Granville Community School and The Pingle School. Both schools have spare capacity to accommodate additional pupils, and have the potential to expand. Other developments in Swadlincote could have an inpact on the current capacity of these schools. The nearest Primary School is St Georges. There is currently little or no capacity at any Swadlincote primary school, although additional land could be made available within the site to accommodate further expansion of St Georges Primary. 	 Continue liaison will local Schools and LEA to
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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	 This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 400m of nearest bus stops on Church Street which is served by a twice hourly service to Swadlincote and Burton. Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	- Requirements for
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 shops in Church Gresley and Swadlincote. 	Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport wolking and	Will it minimise the impact of traffic congestion on the strategic and local road network?	- The traffic impact assessment indicates that the proposed development would be able to be accommodated on the local highway network subject to mitigation.	
	Will it increase the proportion of journeys using modes other than cars?	 The site is located within close proximity to a convenience store, a pharmacy and a cash point. The closest Medical Practice is around 1.5km from this site. The site is also within 1.8km of Swadlincote town centre. Church Street offers twice per hour services between Burton upon Trent and Swadlincote during the day and an additional hourly service between Burton upon Trent, Swadlincote and Ashby. The site is traversed by three public rights of way and located close to a cycle route. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
transport walking and cycling)	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth and capacity improvement could be required to support growth. 	

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to arow?	 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. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Church Gresley and Swadlincote.	- Ensure good connectivity to Church Street.
To improve the quality of new development and the	Will it improve the quality of new development?	 Design and access statement to support a planning application on the larger site (0202) indicate an assessment of local context has informed development of a concept masterplan for 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. 	- None identified
existing built environment	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. 	
.	Will it lead to the reduce consumption of materials?	 The site 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 	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design
	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. 	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water	- Development will have no significant impact on local water quality.	
	pollution? Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	 Development is unlikely to have any notable air quality impacts in this area 	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 Part of the overall site area is brownfield and would allow some development on previously developed sites. No data on agricultural land classification as data held by the Authrity identifies land as in other non-agricultural uses. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Limited surface water flood around unnamed drainage ditches on periphery of site although area at risk is limited and unlikely to affect built developments Residual risks of ground water flooding exist and further assessment of ground water geology will need to inform detailed layout of site 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site would be within 400m of existing bus stops, within 800m of Woodville Local Centre. Employment land provision will be on site. 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	 The smaller site is brownfield and underused. Around 50 homes could be accommodated on this part of the site. 	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity The site is surrounded on its south and west of the site by plantation woodland, which screens the site from the countryside beyond. There is a substantial hedgerow screening housing on the northern edge of the site Development in this urban fringe location would have an impact on the residential development to the north and east of the site 	 That existing Woodland, hedgerows and tree belts on the site are preserved and inform site layout.
Version 1h 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There are hedgerows surrounding almost all of the site and a small hedgerow separating the two fields which comprise the site running south west to north east The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	

Site 45: S0255: Cou	ncil Depot Site			
Centre and is well related The site is accessible to a community facilities, publi opportunities. To the wes William Nain Way which o homes. The site currently has pla	north west of Swadlincote T to the built up area of Swad a range of shops, services, ic transport as well as emploi t of the site is site 6 (Sites n could accommodate a furthe	dlincote. byment orth of r 600	(Error Map)	
Subject to the signing of a	Crown Copyright and database rights [201 Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH	3]		
Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to	Will it conserve and enhance internationally nationally important wildlife sites? Will it conserve and enhance		- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	
designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance	locally important (non-statutory wildlife sites)? Could development affect protected species or BAP priority		There is a non-statutory wildlife site within 100m of the site (SD273- Breach Leys Farm). There are no recording of BAP or Protected species within 300m of the site	-
biodiversity and geodiversity across the District	species? Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 The site is located in the National Forest and would be expected to contribute to National Forest Planting Tree planting and habitat creation located to the south and west of the site. Amenity space located to the east of the site. 	-
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	-
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of up to 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period. 	
	Will it reduce the number of unfit or empty homes? Will it meet the needs of travelling		 Sites are urban extension and will not bring empty homes back into use or improve unfit homes. No, site would be an urban extension and would be very unlikely to includes provision for travelling 	-
	show people?		communities	

	Will it improve people's health or wellbeing?	 The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring site 	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 800m (depending on access) from Swadlincote Surgery on Darklands Road, and could help fund improvements to local medical facilities. Development could help fund improvements to local medical facilities 	-
	Will it promote healthy lifestyles?	 Site is located within 800m of Swadlincote Town Centre. The nearest primary school is located 800m away. Sports pitch provision is located adjacent to the site and at Green Bank Leisure centre 800m 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	_
and fear of crime	Will it reduce the number of people involved in accidents?	- Impacts are uncertain.	
To improve educational achievement and improve	Will it improve educational attainment amongst young people?	 The nearest secondary school is Pingle School. Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion. The nearest primary schools are St Edwards Catholic Primary and Fairmeadow, although provision expected to be Elmsleigh (1200m). There is little or no capacity at any Swadlincote primary school. It is unclear whether development of this scale could deliver additional primary school capacity 	- Continue liaison will local Schools and LEA to
the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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	- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 400m of nearest bus stops on William Nadin Way. Town centre and employment is within walking distance. Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 contribute towards, primary school (Elmsleigh and Pingle Schools) and informal open space provision. 	for Green Travel Plans, or other measures to secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development would not generate significant additional travel demand, even during the peak travel periods and would not give rise to significant adverse traffic impacts on the network of interest. Development could contribute towards delivering improvements to local cycling and walking routes including Sustrans NCN63. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it increase the proportion of journeys using modes other than cars?	 Site will be within 400m of a bus route Development incudes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. Site is within 1km of Swadlincote Town Centre 	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth. 	

To achieve stable and	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 r during site build out. Would have less significant benefits following site build out, although new would help to support local shops and services. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identifie
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albeit on a temporar and would create or support additional, or existing jobs related to finance, legal services and pro services. 	
To diversify and strengthen local urban and rural economies	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 sufficien supply (indirect effect). 	housing - None identifie
	Will it help support and encourage the growth of the Rural Economy?	 Further housing growth within the Swadlincote area is unlikely to have any tangible effect in resp encouraging the growth of the rural economy. 	ect
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Site could support existing shops and services in Swadlincote town centre	
To improve the quality of	Will it improve the quality of new development?	- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local and character	design
new development and the existing built environment	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 v or locally produced construction materials such as bricks or tiles. 	- None identifier
To minimise waste and	Will it lead to the reduce consumption of materials?	 The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase New development would lead to a general increase in waste generation during construction and phases of development 	design policy
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the prov appropriate storage for bins and bring sites although this is uncertain. (There is no site master pl layout provided by site promoters). 	an or sufficient sufficient
	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 com 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	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 and Schedule 3 of the Water Management Act. 	
	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 overal reduced through the adoption of site waste management plans 	I could be - None identifie
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that rec part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although be dependent on site geology and SUDS design. 	

	Will it reduce water		
	pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
and noise pollution	Will it improve air quality	 It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal. 	- None identified
	Will it reduce noise pollution?	 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	- Sites is greenfield although not in agricultural use (site is poorly restored)	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	- Site is not at flood risk and development will have no discernible impact.	- Steer development away from areas
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District.	 Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Site is largely contained within the wider Swadincote urban area The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton 	account of the local landscape elements including trees and hedgerows,
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along A514 would help reduce near views into the site and would be retained There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and within the site The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	 That appropriate new planting is secured along the periphery of the site.

Version 1c 13/02/19

Site 46: S0105 and S0105a: Land West of A444, Cadley Hill Swadlincote

Description:

The two sites lie on the opposite side of the A444 to the main built up area of Swadlincote. Swadlincote town centre is 2.4 km to the north east.

Both sites comprise of fields which are used for agriculture purposes, and have a limited number of trees and hedgerows bordering the sites. Pockets of woodland lie to the north, south and west of the sites. The A444 forms the eastern boundary of the two sites, and beyond that lies Swadlincote and an area of industrial development.

There is thought to be medium developer interest in the sites, and it is expected that the houses built will have a low end value. Swadlincote's relative affordability has the potential ability to draw in commuters from the wider sub-region, and possibly those from neighbouring towns looking to get a foot on the property ladder. The sites are in a single ownership.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		 Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There are no local wildlife sites on either site, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site	
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- The site is located in the National Forest and would be expected to contribute to National Forest Planting	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of up to 30% affordable housing, with the remainder market housing. 	
To provide decent and affordable homes that meet local needs	Will it increase the range and affordability of housing for all social groups?		 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?		 Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site. 	
	Will it provide sufficient housing to meet existing and future need?		 The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.]
	Will it reduce the number of unfit or empty homes?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	 The site would support delivery of new informal and formal open space and could provide opportunities to connect to forest planting and other green infrastructure locally. 	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 17km (depending on access) from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.]-
	Will it promote healthy lifestyles?	 Site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	
and fear of crime	Will it reduce the number of people involved in accidents?	- Impacts are uncertain.	_
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 School. The nearest secondary school is The William Allitt School, which is currently at capacity and has no scope for expansion. Pingle School does have spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. The nearest primary schools to the site are Stanton County Primary School, and St Georges C of E Primary School. There is little or no capacity at any Swadlincote primary school. 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	establish impact
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	- This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing.	-
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	- would support existing shops in Castle Gresley and Swadlincote.	for Green Travel Plans, or other measures to secure non-car travel
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?	 Development in this area could have an uncertain impact on the A444 and the surrounding road network Development could enhance walking and cycling provision locally which is poor The development is related close to local employment, although its dislocation from other services could encourage car use 	
	Will it increase the proportion of journeys using modes other than cars?	 Site will be within 400m of a bus route Development could offer opportunities to strengthen local walking and cycling provision Most services are beyond acceptable walking distances. 	Requirements for Green Travel Plans, or other measures to
	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth. 	secure non-car travel

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to grow?	durin	Id support the construction industry and other businesses involved in marketing and selling new homes ng site build out. Would have less significant benefits following site build out, although new residents Id help to support local shops and services.	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Deve	elopment would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The	proposed development will have no effect in respect of this objective	
	Will it encourage economic diversification?		elopment would contribute towards increasing construction jobs locally (albeit on a temporary basis) would create or support additional, or existing jobs related to finance, legal services and property ices.	
To diversify and strengthen local urban and rural economies	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		rision of new housing sites could help reduce employment land losses, by ensuring sufficient housing ly (indirect effect).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		her housing growth within the Swadlincote area is unlikely to have any tangible effect in respect buraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Site	could support existing shops and services in Swadlincote town centre	
To improve the quality of	Will it improve the quality of new development?		is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design character	
new development and the existing built environment	Will it provide potential to use locally available natural resources and materials?		elopment could support the use of locally produced and won materials including aggregate won locally cally produced construction materials such as bricks or tiles.	 None identified
To minimise waste and	Will it lead to the reduce consumption of materials?	cons - New	site is greenfield and there is no potential to reuse demolition waste materials on site during struction phase ' development would lead to a general increase in waste generation during construction and operation ses of development	 An appropriate design policy could help ensure that
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	appr	development could support improvements to waste recovery and recycling through the provision of opriate storage for bins and bring sites although this is uncertain. (There is no site master plan or ut provided by site promoters).	sufficient recycling space
	Will it reduce the proportion of waste sent to landfill?	- It is u bins,	unclear whether there is potential to accommodate on site waste management such as composting or space beyond stand requirements to accommodate all of the Districts recycling bins and ptacles.	is included in new development.
To promote sustainable forms of construction and sustainable use of natural	Will it promote the implementation of sustainable construction techniques?	techi	unclear whether the development would contribute to the delivery of sustainable construction niques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and er Management Act.	
	Will it help reduce the need for land won primary minerals including sand and gravel?		re is no potential to reuse demolition waste onsite, although the use of materials used overall could be ced through the adoption of site waste management plans	- None identified.
resources	Will it help ensure water resources are used efficiently?	part - Pote	re may be potential to secure water efficiency measures on site to ensure use below that required by G of the building regulations. Initial for inclusion of SUDS which could contribute towards ground water recharge although this would ependent on site geology and SUDS design.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To an duran water light air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
To reduce water, light, air and noise pollution	Will it improve air quality	- It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.	- None identified
	Will it reduce noise pollution?	 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	 Site is greenfield and in agricultural use. Around half of the sites fall with in an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 This site is almost entirely located outside of an area at fluvial flood risk, although a very small area of the northern site is at flood risk from the Darklands Brook flowing out of bank. Remainder of site is not at flood risk and development will have no discernible impact. 	- Steer development
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	away from areas that are identified as flood risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site is within 2km of a local centre km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site. Site performance would be significantly improved if a local centre was accommodated on site. 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. There is limited potential for below ground archaeology in this location 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	- None Identified.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	- Development is designed to take
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside. Area is located in a natural dip which could reduce visual impacts of development in this area 	account of the local landscape elements including trees and hedgerows, - That appropriate
Version 1c 13/02/19	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS. The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	new planting is secured along the periphery of the site.

Version 1c 13/02/19

Site 47: S0086: Land At Broomy Farm, Woodville

Description:

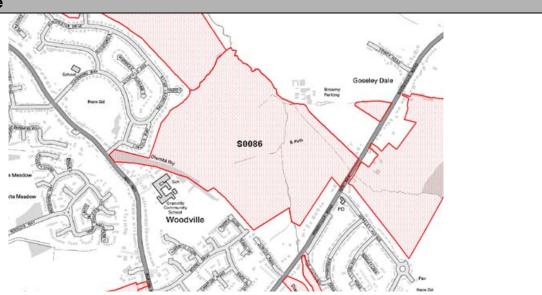
The site lies adjacent to the built up area of Woodville. Swadlincote town centre is 2.6 km away to the south west.

The site comprises agricultural fields that are interspersed with hedgerows and trees along their boundaries. Within the south western part of the site there is a dismantled railway cutting. To the north of the site lie open fields. A small portion of the site bounds the A511. The Goseley Estate site lies to the east of the site.

The site extends some 21.4ha and is in single ownership. There is believed to be a high level of developer interest in the site.

Key





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 The site is located around 100m to the north of Woodville Railway Cutting County Wildlife Site (SD026), although the site is separated by the A514. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 The site masterplan submitted by the developer indicates that a significant area of open space and tree planting will be incorporated on the northern edge of the site to screen development from the north. Further habitat creation would include SUDS and an area of grass land to act as an easement along the course of the watercourse and a pipeline which runs through the site. 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
_	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, 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?	 Development will deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. 	- Ensure new development improves access by walking and cycling to Woodville
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?	- Site is located within 1000m of local recreation provision local centre and primary school	
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 Would be largely determined by design and layout of any site 	- As above
	Will it reduce the number of people involved in accidents	- 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?	 The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion) It is unclear whether a proposal of this scale could deliver a new primary school There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear. 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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, which is one of the most deprived parts of the district.	- None identified
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 well related to the urban area of Swadlincote. The nearest local centre is Woodville within 1000m of the site. Bus stops are located just outside the site on the A514 within 400m of the site. Further bus stops within 800m are located on the A511 There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km) Secondary school provision Granville which is immediately adjacent to the site There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	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 Woodville. 	
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?	 Development at the scale proposed could help reduce traffic impacts during the construction of the site (although in the longer term is expect to have a broadly neutral or minor impact on the Clock Island. 	- 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 hourly bus service between Swadlincote and Derby serving this area, There is limited potential for improvements to cycling routes in this area 	
	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	

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.	
	Will it reduce unemployment rates and disparities across the district?	-	Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Woodville, or Swadlincote.	Ensure good connectivity to Woodville Local centre
To improve the quality of	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.	
new development and the existing built environment	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.	 None identified
	Will it lead to the reduce consumption of materials?	-	The site 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	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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).	sufficient waste and compost storage in a design
	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.	or waste policy in the Plan
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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

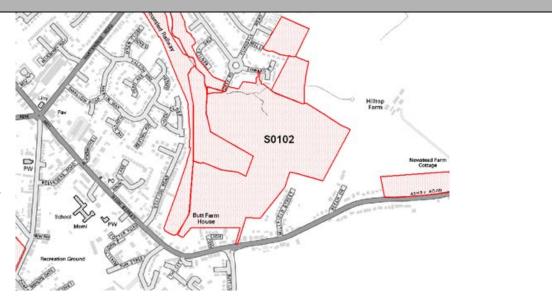
	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupati this would be consistent with surrounding land uses. 	 Ensure appropriat
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise mitigation is included within an allocation
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally during site development although pos development noise generation would be consistent with surrounding land uses 	t
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is greenfield Based on agricultural land classification maps held by the Authority land would be Grade 4. And is Best and Most Versatile. 	not - None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in r of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS so is assumed. 	
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is relatively well located in respect of the urban edge of Swadlincote. The site is well related to an hourly bus service (bus stops within 400m), local centre within 1000m employment land (site within 4km). (although employment led regeneration of Woodville site to the would deliver strategic employment land within 2km of the site) 	
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, especially after when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by n development. Limited potential for below ground archaeology 	ew - None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly importan cultural ad leisure resource within the District 	- Ensure sites connect to existing public rights of wa locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is productive agricultural land.	- That existing
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this location would be visible from higher ground to the north, due to local landform prominence of the site 	Woodland, hedgerows and tree belts on the site are preserved and inform site
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There is a significant tree belt which cuts across the site towards the north and planting around the which could be retained. Containment of built development within existing on tree belt could reduce from the north. There may be some potential to screen any development beyond this tree belt in the medium to lor through strategic landscaping proposed within the site 	A511 layout. views

Site 48: S0102: Butt Farm, Woodville

Description:

The Butt Farm site lies adjacent to the urban area of Woodville. Woodville shopping facilities are less than 0.8 km away on High Street. Swadlincote town centre is 2.6 km away and Burton town centre is 10.1 km to the west. The A511 (Ashby Road) which runs to the south of the site leads to the A42 at Ashby, and towards Swadlincote in the other direction.

The site comprises of agricultural fields interspersed with hedgerows and trees along its boundaries and extends some 16.1ha. There are telegraph poles that lie across the site. There is residential development around the majority of the site boundaries, though not to the north east which is bordered by open countryside. The site is in single ownership and there is a high level of developer interest in this site.



Key

Housing Site
Green Belt
Green Wedge

Crown Copyright and database rights [2013] Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The site is adjacent to Woodville Railway Cutting County Wildlife Site (SD026), and a small area of this site is located within the site boundary.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 No site masterplan has been submitted in respect of this site. However developments of this size within the National Forest would be required to deliver 30% tree planting. 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	_
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, 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?	 Development will deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. 	_
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities. 	- Ensure new development improves access by walking and cycling to facilities in Woodville
	Will it promote healthy lifestyles?	 Site is located within 800m of local centre and 800m of a primary school (although this is unlikely to be able to accommodate growth) and 1000m of a sports pitch. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- As above
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth. It is unclear whether a proposal of this scale could deliver a new primary school There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear (this school is around 1.8km from the site) 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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, which is one of the most deprived parts of the district. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The site adjoins the existing Goseley Estate and the urban area of Swadlincote. The nearest local centre is Woodville within 800m of the site. Bus stops are located just outside the site on the A514 and A511 within 400m of the site. There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 800m) Secondary school provision Granville (1.0km) There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site. 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 Woodville. 	secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development at the scale proposed could significantly increase traffic congestion around Clock Island, which is already subject to congestion during the am and pm peaks. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is a hourly bus service between Swadlincote and Derby and between Burton and Coalville serving There is limited opportunity to improve off road cycling connectivity in this area. 	- Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	travel

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. 	
	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Woodville, or Swadlincote.	- Ensure good connectivity to Woodville local centre
To improve the quality of	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. 	
new development and the existing built environment	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. 	- None identified
	Will it lead to the reduce consumption of materials?	 The site 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 	- Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design
	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. 	or waste policy in the Plan
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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water		
	pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate noise mitigation is included within any allocation
and noise pollution	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 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	 Site is greenfield Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 	- None identified
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site is relatively well located in respect of the urban edge of Swadlincote. The site is well related to an hourly bus service (bus stops within 400m), local centre within 800m and employment land (site within 4km). (Although employment led regeneration of Woodville site to the south would deliver strategic employment land within 2km of the site) 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. There is limited potential for below ground archaeology in this area 	- None Identified.
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?	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is productive agricultural land.	 That existing Woodland, hedgerows and treebelts on the site are preserved and inform site layout.
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this location would be visible from higher ground to the north, due to local landform 	
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 There are a number of well-established hedgerows or tree belts on the eastern edge of the site, which could help tie new development into the wider landscape. Development could negatively impact local landform which may not be amenable to development. There are topographical constraints as the site slopes down towards Vale Road and steeply up towards the A511. 	

Site 49: S0005: Goseley Estate Extension, Woodville

Description:

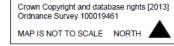
The site lies adjacent to Woodville and the Goseley Estate. Swadlincote town centre lies 2.4 km to the south west of the site.

The site comprises agricultural fields, which are interspersed by trees and hedgerows along the field boundaries. The southern boundary of the site is bordered by residential development, and there are a number of buildings within the site along the eastern boundary. Woodville Road borders the site to the west.

The site extends 20ha and is in multiple ownership. There is thought to be a low level of developer interest in the site.









Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 The site is located around 350m to the north of Woodville Railway Cutting County Wildlife Site (SD026) and is unlikely to affect this site. A former site (Hartshorne Meadow SD093), which is located on the Southern Boundary of the site, has been removed from the wildlife site register 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 No site masterplan has been submitted in respect of this site. However developments of this size within the National Forest would be required to deliver 30% tree planting. 	-
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	- None identified
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable 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?		- Sites are 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, 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?	 Development will deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. 	_
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	 The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities. 	 Ensure new development improves access by walking and cycling to facilities in Woodville
	Will it promote healthy lifestyles?	- Site is located within 1500m of local centre and 1000m of a primary school and sports pitch.	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational	Will it improve educational attainment amongst young people?	 The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth It is unclear whether a proposal of this scale could deliver a new primary school There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear. 	- Continue liaison will local Schools
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	and LEA to establish impact
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, which is one of the most deprived parts of the district. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces	Will it make access easier for those households who do not have a car?	 The site adjoins the existing Goseley Estate to the urban area of Swadlincote. The nearest local centre is Woodville within 1500m of the site. Bus stops are located just outside the site on the A514 within 400m of the site. There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1.5km) Secondary school provision Granville (1.5km) There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site. 	 Requirements for Green Travel Plans, or other measures to
and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 Woodville. 	secure non-car travel
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development at the scale proposed could significantly increase traffic congestion around Clock Island, which is already subject to congestion during the am and pm peaks. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is a hourly bus service between Swadlincote and Derby serving this area, There is limited potential for off road cycling provision in this area. 	 Requirements for Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	travel

To achieve stable and sustainable levels of	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 home during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services. 	3
economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services. 	
To diversify and strengthen local urban and rural economies	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). 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Woodville, or Swadlincote. 	- Ensure good connectivity to Woodville Local centre
To improve the quality of	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. 	
new development and the existing built environment	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. 	- None identified
T	Will it lead to the reduce consumption of materials?	 The site 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. 	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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). 	sufficient waste and compost storage in a design
	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. 	or waste policy in the Plan
	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 and Schedule 3 of the Flood and Water Management Act. 	
To promote sustainable forms of construction and sustainable use of natural resources	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. 	 Include appropriate water efficiency and waste management policies in the Plan
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To roduce water light air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 Site is greenfield Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	News Mar (Carl
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 	- None identified
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is relatively well located in respect of the urban edge of Swadlincote. The site is well related to an hourly bus service (bus stops within 400m), local centre within 1500m and employment land (site within 4km). (Although employment led regeneration of Woodville site to the south would deliver strategic employment land within 2km of the site) 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. Limited potential for below ground archaeology 	- None Identified.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District 	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is productive agricultural land.	
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site The site is well connected to the urban area of Woodville, however it is not contained by urban form, and development would expand into the open countryside and have the effect of closing the gap between Hartshorne and Woodville. 	 That existing Woodland, hedgerows and treebelts on the site are preserved and inform site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 The eastern part of the site comprises of scrub and could help screen the site from views to the east. There is also an extensive are of immature woodland and scrub close to the southern edge of the site Given the extent of scrub and woodland on site much of this could be lost through site development. 	

Site 50: S0094, Drakelow Park, Drakelow

Description:

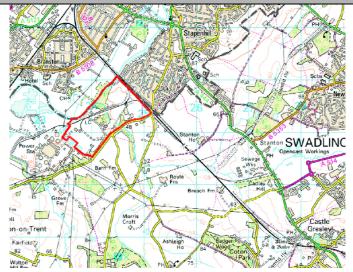
This site has been granted permission for 2,239 homes including 192 retirement departments, 58,065sqm of employment development and two local centres extending some 2.05ha of land and a primary school. (ref 9/2009/0341)

The site would form an urban extension to Stapenhill in Burton on Trent and extends some 110ha and is unlikely to be fully developed within the Plan Period. The site previously developed, except for around 10ha close to Stapenhill

There is a high level of developer interest in the site. Key



Crown Copyright and database rights [2013] Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally or 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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Drakelow Wildfowl Reserve (SD336) adjacent to the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Potential for Bats, Badger, Water Vole, Otter and Skylark on site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Sites includes significant new habitat creation and retention including areas of woodland centrally and east of the site 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	Will it improve the suitability of new homes for older and/disabled groups?		- Development would deliver almost 200 retirement department.	- None identified
	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?		- Sites are urban extensions and 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 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?Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?Will it promote healthy lifestyles?	 Development would deliver new open space and sports provision including sports pitches, informal open space, and parks, Existing sports provision is located within 800m of the site at Stapenhill There are existing healthcare facilities are located in Stapenhill (within 1200km). Both provides space for new GP surgery if required Development could help fund improvements to local medical facilities Site is located with 800m of sport pitches, village school and local centre as all these facilities are planned on site Could connect to an existing PROW network in this area. 	 Ensure new development improves access by walking and cycling to facilities in Burton
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime? Will it reduce the number of people involved in accidents?	 No impacts identified. Improvements to the local network proposed to reduce accidents locally and increase highways capacity. Particular improvements are proposed for junctions at Caudwell Road and Rosliston Road South. 	- As above
To improve educational achievement and improve	Will it improve educational attainment amongst young people? Will it reduce the number of	 Secondary Education needs within the Plan period could be accommodated at existing Swadlincote Schools subject to expansion. The site includes proposals for a primary school to be developed to meet the sites needs 	- Continue liaison will local Schools
the District's skills base	working age residents who have no or lower level qualifications?	 Development could lead to the net loss of 4ha of existing employment land on site. It is unclear whether losses at this scale would have any notable effect against this objective. 	and LEA to establish impact
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 additional affordable housing close to Swadlincote and well related to Burton upon Trent. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site will deliver two new local centres, a school and other community facilities Bus stops are located within 400m of the site on Walton Road. 	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 would support the provision of new education, open space and sports provision and would support existing health care provision and shops in Stapenhill Development will support improvements to public transport provision. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development would deliver a new river crossing over the River Trent through delivery of the Walton Bypass Generally increased traffic associated with development can be accommodated by the local road network although capacity/safety enhancements will be required to support growth. Site delivery would be supported by a travel plan to encourage non car modes of transport. 	- Requirements for Green Travel
	Will it increase the proportion of journeys using modes other than cars?	 Site will deliver the provision of a new greenway between the site and Stapenhill and connect to an existing Sustrans route Bus service penetration into the site would augment existing services serving Walton Road and the 6 times hourly (2a Service running within 200m of the site in Stapenhill). 	Plans, or other measures to secure non-car travel
cycling)	Will it make the best use of other infrastructure?	 There is capacity to accommodate growth at local waste water Treatment Works (Claymills) There may be a need for notable local sewerage network improvements to serve development. 	

To achieve stable and	Will it encourage the creation of new businesses or existing businesses to arow?	 Could support construction industry and other businesses involved in marketing, selling new homes. During site build out which will continue throughout the Plan period. Development could also support the creation of employment land which could attract new businesses into the district. 	
sustainable levels of economic growth and maintain economic competitiveness	Will it reduce unemployment rates and disparities across the district?	 Development would support the creation of construction based jobs as well as new employment in local centres, proposed employment land and schools on site) 	- None identified.
	Will it encourage economic diversification?	 Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the District 	
	Will it improve average incomes in the District?	- Uncertain effect identified – dependent on end use of proposed employment areas	
To diversify and strengthen local urban and rural economies	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	 Employment losses would lead to the notional loss at the site level Any losses would compensated for elsewhere to ensure the delivery of sufficient employment land through the plan 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Development is unlikely to have any discernible impacts on the economy of surround villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	- Development would deliver two new local centres.	- Ensure good connectivity to Burton.
To improve the quality of new development and the	Will it improve the quality of new development?	 Site is previously developed and would facilitate the removal of a number or existing commercial buildings and areas of hard standing The site layout and development framework proposed by the developer will improve local townscape character including by protecting a number of listed building on site and integrating these into a new local centre There remains limited uncertainty in respect of design in advance of any detailed permission being sought. 	- None identified
existing built environment	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	Will it lead to the reduce consumption of materials?	 There may be opportunity to reuse demolition waste on site within any development proposals New development would lead to a general increase in waste generation during construction and operation phases of development 	- Include requirements for
increase the reuse and recycling of waste materials	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. 	sufficient waste and compost storage in a design
	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. This is likely to be considered through detailed planning applications. 	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	Will it promote the implementation of sustainable construction techniques?	 Development could contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act. This is likely to be considered through detailed planning applications on the site. 	
	Will it help reduce the need for land won primary minerals including sand and gravel?	- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development. 	

	Will it reduce water pollution?	 Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site and restoring local water courses to a more natural profile. 	
To roduce water light oir	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. The proximity of the site to proposed employment could increase light pollution complaints 	- Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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. The proximity of the site to proposed employment could increase noise complaints in the longer term especially where any facility had 24 hour operation. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	 Site is most previously developed Site development could lead to the loss of around 10ha of land which is Grade 3b and not best and most versatile 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Development will provide for the removal of a culvert within the site which will allow the Darklands Brook to be restored to a more natural state and will reduce flood risk on site (the culverts currently throttles flows and leads to flooding on site) A further culvert on site will be retained. This will continue to throttle flows downstream. 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course. 	
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site will include two new local centres and a primary school. hourly or better bus service within 400m and local routes to be extended into the site 12ha of employment land to be provided on site 	
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	 None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There are three grade 2 listed structures on site. These consist of an 18 century stable block and cottages and the wall of an 18 century formal garden. These will be restored through development There limited potential for below ground archaeological remains on the site 	- None Identified.
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?	 Development would improve access to the stables(which would form part of the proposed local centre) and other listed structures on site 	 Ensure sites connect to existing public rights of way and cycle routes including Sustrans route to north of the site
	Will it reduce the amount of derelict and degraded land within the District?	- Site would allow reuse of a site previously in use as a power station or employment land.	
To conserve and enhance the District's landscape	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 (list any other sensitivities)	- That existing hedgerows and tree belts(including TPOs are retained
and townscape character	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Site is well contained by existing landscape elements such as existing development to the north, the disused railway to the north, River Trent to the north west, Walton Road and tree belts to the south east Site is relatively uncontained to the south. Retention of significant woodland running centrally through the site will help integrate new development into the wider landscape. Site would contribute towards green infrastructure provision including new open space provision 	on the site and inform site layout.

Site 51: S0084:

Description:

This site would be an urban extension to Winshill, Burton upon Trent, East Staffordshire. Winshill district centre is close to the site, and Burton upon Trent town centre is approximately 5 km away to the south west.

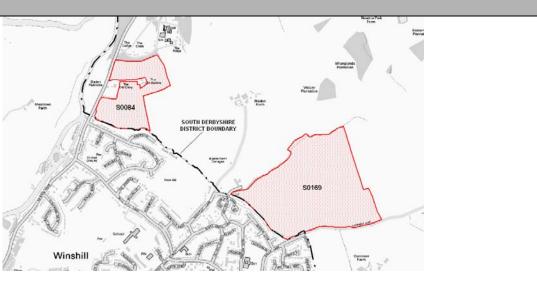
The site extends some 10ha (although only 7.5ha is identified as developable) and currently used for agricultural purposes. The land to the south comprises established residential development. Bladon House School is to the north of the site.

The site is in single ownership and there is thought to be a high level of developer interest.

Key



Crown Copyright and database rights [2013] Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	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.	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		 There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) adjacent to the south eastern edge of the site, although it is likely that no built development would be located close to this area due to existing land levels and watercourse present on site 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site.	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 No information held, although given the scale of the site and known constrains on site it is likely that limited habitat creation could be bought forward on site 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- Development could deliver new informal local space and local sports provision.	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Winshill around 1km distant Development could help fund improvements to local medical facilities 	 Ensure new development improves access by walking and cycling to facilities in Winshill
	Will it promote healthy lifestyles?	 Site is located within 800m of local recreation provision and 1200m of a local centre Primary schools are within 1600m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be 2200m. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	As shows
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- As above
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	 The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion. Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. It is unclear whether there is any spare capacity within Burton secondary schools. The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown. The nearest primary school in East Staffordshire is the Winshill Village Primary School. 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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 could deliver new affordable housing to this area and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 1200m (Winshill). Bus stops are located just outside the site on Newton Road (bus services are hourly). 	- Requirements for
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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, or expansion of existing education facilities, open space and sports provision and would support existing health care provision and shops in Winshill. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent. 	- Requirements for
reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	 There is an hourly bus service between Derby and Burton serving this area, Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally. 	Green Travel Plans, or other measures to secure non-car
transport walking and cycling)	Will it make the best use of other infrastructure?	 Site is likely to be served by Claymills WWTW which has capacity to accommodate growth It is unclear whether capacity improvements would be required within the sewerage network around Winshill. There are no known requirements for additional strategic water supply or electricity network improvements. 	travel

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.	
	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.		- None identified.
	Will it improve average incomes in the District?		The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Winshill nearby.	 Ensure good connectivity to Burton town centre
To improve the quality of	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.	
new development and the existing built environment	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.	- None identified
-	Will it lead to the reduce consumption of materials?	-	The site 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	- Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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).	sufficient waste and compost storage in a design
recycling of waste materials	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.	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water	- Development will have no significant impact on local water quality.	
	pollution?	Development is likely to lead to increased illumination locally during site development and occupation but	
To reduce water, light, air	Will it reduce light pollution?	this would be consistent with surrounding land uses.	 Ensure appropriate noise mitigation is
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area	included within any allocation
	Will it reduce noise pollution?	 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	 Site is greenfield Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is at limited flood risk on the southern boundary of the site, although new development is could be steered away from this part of the site owing to its limited extent and proximity to a gas pipeline which traverses the site close to the brook. Limited pluvial flood risk on site. 	- None identified
water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill. The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located >2km. 	- None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 The setting of Bladon Cottage and Bladon Castle, which are to the north of the smaller site, could be affected by housing development to the north of Winshill. It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use) 	- None Identified.
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?	 - Impacts are uncertain	 Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	-
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity 	 That existing hedgerows and tree belts on the site are preserved and inform site layout.
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on both sites. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites All sites could contribute towards green infrastructure provision. 	iayout.

Site 52: S0169: Hawfield Lane Burton.

Description:

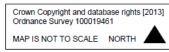
Key

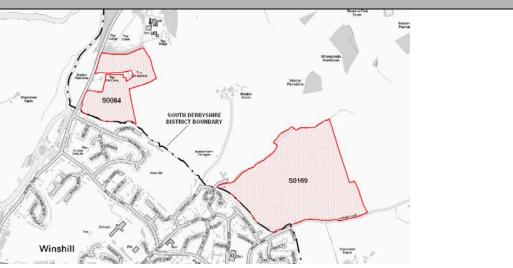
This site would be an urban extension to Winshill, Burton upon Trent, East Staffordshire. Winshill district centre is close to the site, and Burton upon Trent town centre is approximately 5 km away to the south west.

The site extends some 30ha and currently used for agricultural purposes. The land to the south comprises established residential development.

The site is in single ownership and there is thought to be a high level of developer interest.







Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avaid domains to	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. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) within 300m of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site.	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 No information held, although given the scale of the site and known constrains on site it is likely that limited habitat creation could be bought forward on site 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		 Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing. 	
	Will it increase the range and affordability of housing for all social groups?		 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 	
To provide decent and affordable homes that meet local needs	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 disable people. No information is currently held. 	- None identified
	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?		- Sites are 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities 	

	Will it improve people's health or wellbeing?	- Development could deliver new informal local space and local sports provision.	
To improve the health and well-being of the population	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	 Existing healthcare facilities are located at Winshill), (around 1km Development could help fund improvements to local medical facilities 	 Ensure new development improves access by walking and cycling to facilities in Winshill.
	Will it promote healthy lifestyles?	 Site is located within 1200m of local recreation provision and 1200m of a local centre Primary schools are within 400m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be around 4km 	in winshii.
To improve community safety and reduce crime	Will it reduce crime and fear of crime Will it reduce the number of	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above
and fear of crime	people involved in accidents	- Development would have an uncertain effect	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	 The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion. Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. It is unclear whether there is any spare capacity within Burton secondary schools. The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown. The nearest primary school in East Staffordshire is the Winshill Village Primary School. 	 Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	- Development would have no effect against this objective	
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 could deliver new affordable housing to this area and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent. 	- None identified
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 1200m (Winshill). Bus stops are located 400m from the site and served by a four times hourly service 	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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, or expansion of existing education facilities, open space and sports provision and would support existing health care provision and shops in Winshill. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel
To make best use of existing infrastructure and	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. Access into the site could be problematic. There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent. 	- Requirements for
reduce the need to travel and increase opportunities for non-car travel (public transport walking and	Will it increase the proportion of journeys using modes other than cars?	 There is an four times hourly bus service serving this area, Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally. 	Green Travel Plans, or other measures to secure non-car travel
cycling)	Will it make the best use of other infrastructure?	 Site is likely to be served by Claymills WWTW which has capacity to accommodate growth It is unclear whether capacity improvements would be required within the sewerage network around Winshill. There are no known requirements for additional strategic water supply or electricity network improvements. 	

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.	
	Will it reduce unemployment rates and disparities across the district?	- Development would support the creation of construction based jobs on a temporary basis.		- None identified.
	Will it improve average incomes in the District?	-	The proposed development will have no effect in respect of this objective	
	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 related to finance, legal services and property services.	
To diversify and strengthen local urban and rural economies	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).	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
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 Winshill nearby.	- Ensure good connectivity to Burton town centre
To improve the quality of	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.	
new development and the existing built environment	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.	- None identified
	Will it lead to the reduce consumption of materials?	-	The site 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	 Include requirements for
To minimise waste and increase the reuse and recycling of waste materials	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).	sufficient waste and compost storage in a design
	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.	or waste policy in the Plan
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	
	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	 Include appropriate water efficiency and waste management policies in the Plan
resources	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.		
To and use weeken light air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 		Ensure appropriate
To reduce water, light, air and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area		noise mitigation is included within any allocation
	Will it reduce noise pollution?	 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	 Site is greenfield Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile. 	-	None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	 The site is not at fluvial flood risk Limited pluvial flood risk on site. 		N
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.]-	None identified
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill. The site is well related to an for times hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located >2km. 		None Identified.
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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	-	None identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Site will not affect an identified listed buildings It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use) 	-	None Identified.
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?	- Impacts are uncertain		Ensure sites connect to existing public rights of way locally
	Will it reduce the amount of derelict and degraded land within the District?	 - Site is greenfield		-
To conserve and enhance the District's landscape and townscape character	Does it respect and protect existing landscape Character?	 Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity 		That existing hedgerows and tree belts on the site are preserved and inform site layout.
Version 1b 12/2/14	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on site. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites All sites could contribute towards green infrastructure provision. 		ayou.

Appendix 6: Employment Site Appraisals Site 1: S0027 Land at Holmleigh Way

Description:

This cross boundary broad location consists of two sites. Site 0027 lies to the west of the former Derby Canal. It encompasses land on each side of Lowes Lane and extends from the Derby boundary, in the north, to the A50 in the south. This site contains a shooting club.

Both sites are predominantly agricultural fields with hedge boundaries and dispersed trees.

None of the sites are controlled by more than one owner. There is high developer interest in the sites.



Crown Copyright and database rights [2010] Ordnance Survey 100019461 MAP IS NOT TO SCALE NORTH

Green Wedge



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The sites are not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 	
To avoid damage to designated sites and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 The Derby Canal wildlife site (SD134) abuts the eastern boundary of site 0027. The site comprises of wet woodland and woodland swamp. 	
species (including UK and Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces permeating the site and formal open space located around the west part of the site. There would also be a significant area of informal space and tree planting to the immediate south of the proposed and consented T12 Link road in Derby City and to the north of the A50.	
	Will it protect sites of geological importance?		 Site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby. 	
	Will it reduce the number of households waiting for accommodation?		- Not applicable	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable	
	Will it reduce the number of unfit or empty homes?		- Not applicable	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable	

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Existing local centre in Chellaston with 400m of the eastern edge of the site Sports pitch within 800m School within 800m although this is not considered for employment sites. 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- As above.
To improve educational	Will it improve educational attainment amongst young people?	Development is unlikely to have any significant effect against this objective.	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training. 	- None Identified.
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?	 Only two small areas of Sinfin do not fall within the most deprived 20% of people nationally. New economic development in this area could make a notable contribution towards new jobs creation, which could have wider benefit on the wellbeing of local people. New employment development could help improve access to employment in deprived areas in Chellaston and elsewhere across the southern edge of the City. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 The site is well related to existing services which could be accessible by foot and cycle following completion of the T12 link road This area is currently is well served by public transport and bus stops would be located within 400m of the eastern edge of the site There is a National Cycle route which dissects the two sites 	- Requirements for Green Travel
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 The scale of the sites could help support new, or improved public transport services and walking and cycling routes. Especially in combination with additional development locally, including the proposed Global Technology cluster in Sinfin. Development could connect to and increase usage of the cycle route that dissects NCN route 6. The site would provide an additional employment site within the Sinfin Moor Area 	Plans, or other measures to secure non-car travel.
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?	 Development offers potential to expand the cycle/pedestrian networks and bus services within Derby City and South Derbyshire, to connect to the development via the cycle path which dissects site 0027 (National Cyle Network Route 6). The sites could, potentially, be served by new highway infrastructure linking the proposed Global Technology Cluster (Infinity Park) to the north, to the T12 link road leading to the A50 junction with the A516 at Chellaston. A highway connection linking the T12 route to Wragley Way, is also under consideration and could lessen impacts from this development on the existing highway networks. Cumulatively, traffic flows from this and other nearby developments could have a significant detrimental impact on the junction of the A50/A514 and would need to be satisfactorily mitigated. 	- Requirements for Green
	Will it increase the proportion of journeys using modes other than cars?	 There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) Would be dependent on the level of public transport, walking and cycling provision to the site. 	Travel Plans, or other measures to secure non- car travel.
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. 	

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? Will it reduce unemployment rates and disparities across the district? Will it improve average incomes in the District?	 The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites. The proposed development will have an uncertain effect in respect of this objective 	- None identified.
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification? Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. The allocation of employment land will ensure provision over the whole plan period to 2028. 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further commercial growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	- It is unlikely that the commercial development of this site for employment uses would deliver additional retail provision.	 Ensure good connectivity to Chellaston Local centre.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 Economic development is likely to result in an increase in resource use. No rail connectivity is proposed for this site. 	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
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 and Schedule 3 of the Flood and Water Management Act.	- An appropriate
	Will it help reduce the need for land won primary minerals, including sand and gravel?	 There is potential to reuse waste onsite (associated with material currently used in the large bunds surrounding the shooting club). The use of materials used overall could be reduced through the adoption of site waste management plans 	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

To reduce water, light, air	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 24 hour operation of the site could increase light pollution complaints 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area	amenity polices are included in the plan.
	Will it reduce noise pollution?	 Development could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site 24 hour operation could negatively impact existing and proposed residential development in Chellaston. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However there are pockets of land within the site which are grade 2. These cover around 10-15% (which is Best and Most Versatile). 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Sites are located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. Site development unlikely to have any discernible impact in respect of this objective. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Hourly bus stop within 400m Site would provide employment for existing communities within 2km of the site 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 The land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology There is high potential for prehistoric archaeology in this area May be potential for this development to affect the reinstatement of the Trent & Mersey Canal, especially where roads cross the historical canal basin. 	- Ensure that site respect locally important heritage assets.
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?	- Development could improve access to the Trent & Mersey Canal	 Ensure sites connect to existing public rights of way and cycle routes.
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 mostly greenfield, although there is shooting club located on a small portion of the western site.	That existing
	Does it respect and protect existing landscape Character?	- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	hedgerows and tree belts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Existing landscape elements are limited although field margins are usually defined by hedgerows and trees Opportunity exists to significantly increase strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features 	inform the site layout.

Site 2: S0024 Land at Sinfin Moor (Lea Farm)

Description:

Sustainability Appraisal

To avoid damage to

designated sites and

biodiversity and

District.

species (including UK and

Local BAP Priority Habitat

and Species) and enhance

geodiversity across the

To provide decent and

affordable homes that

meet local needs.

Objective

The site lies to the south of the proposed Global Technology Cluster, which lies within the Derby City boundary. Green Wedges within Derby City separate the site from residential development at Stenson Fields, 0.5km to the west and Chellaston, 1.2 km to the east. The site lies some 200m from the A50, which passes along an embankment/cutting through open countryside to the south. Moor Lane Defines the eastern boundary.

Access to the area could, potentially, be provided via highway infrastructure initially serving the Global Technology Cluster to the north, via the proposed T12 link road, connecting to the A50 at the existing junction with the A516 at Chellaston. The proposed South Derby Integrated Transport Link could also, potentially, help to serve the site, although transport modelling indicates that further mitigation measures would be needed to enable the site to come forward.

The land is in single ownership and is in predominantly agricultural use, comprising of fields divided by hedgerows, with rows of trees defining the western and southern boundaries. At present, it is surrounded by open countryside, with a shooting club some 380 m to the east and the buildings of Lea and Ashlea Farms some 250m to the north and east, respectively. The site is not located in the Green Belt

wildlife sites?

wildlife sites)?

species?

relevant)?

importance?

aroups?

groups?

empty homes?

travelling show people?

accommodation?

Detailed considerations

Will it conserve and enhance internationally nationally important

Will it conserve and enhance locally important (non-statutory

protected species or BAP priority

Will it provide tree planting or other

habitat creation on site including

National Forest Planting (where

Will it protect sites of geological

--

Not applicable.

Will it reduce the number of households waiting for

Will it increase the range and affordability of housing for all social

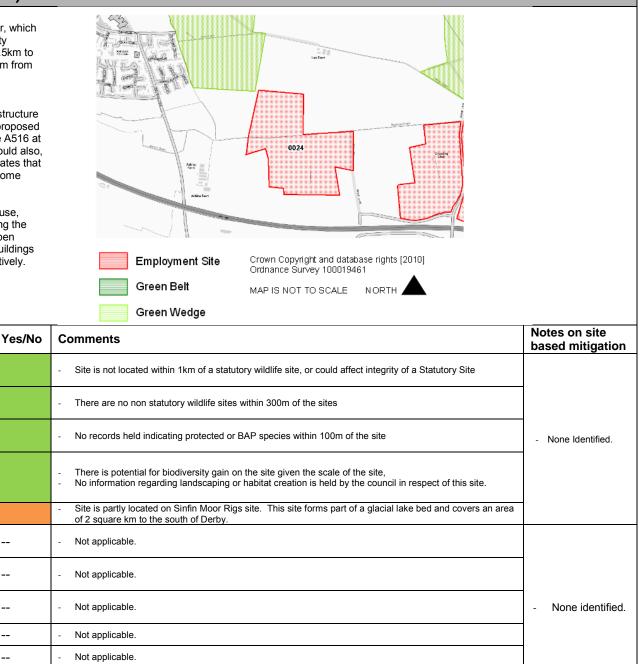
Will it improve the suitability of new homes for older and/disabled

Will it provide sufficient housing to

Will it meet the needs of gypsies or

meet existing and future need? Will it reduce the number of unfit or

Could development affect



To improve the health and well-being of the	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	- Ensure new development improves access
population	Will it promote healthy lifestyles?	 Site is located around 1.5km of a local centre (although development at neighbouring sites could significantly lessen this distance). Sports pitches are located 2.5km distant. The nearest local or district shopping centre is located 1.5km. Site performance could be significantly improved where onsite facilities are provided, or where other nearby sites are bought forward and developed according to identified master plans. The nearest primary school is around 1200m distant whilst sports although this is not considered for employment sites. 	 by walking and cycling routes locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above.
and fear of crime	Will it reduce the number of people involved in accidents	- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational	Will it improve educational attainment amongst young people?	Development is unlikely to have any significant effect against this objective.	
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training. 	- None Identified.
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	 Only two small areas of Sinfin do not fall within the most deprived 20% of people nationally. New economic development in this area could make a notable contribution towards new jobs creation, which could have wider benefit on the wellbeing of local people. New employment development could help improve access to employment in deprived areas in Chellaston and elsewhere across the southern edge of the City. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site would be within 800m of nearest bus stops as the crow flies, although could be further depending on access and layout of site There is presently no metalled surface between the site and nearest bus stops The construction of the integrated south Derbyshire link road could significantly improve site performance 	
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	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 help sustain existing (or proposed nearby services) and could help deliver improvements to local public transport provision. 	for Green Travel Plans, or other measures to secure non-car travel.
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 proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	
	Will it increase the proportion of journeys using modes other than cars?	 Site is within 800m of closest bus route There is potential for this site to link up to existing and proposed walking and cycling routes proposed as part of the infinity park and other local development schemes 	- Requirements for Green Travel Plans, or other measures
	Will it make the best use of other infrastructure?	 Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer flooding. 	to secure non- car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce	- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	
economic growth and maintain economic competitiveness.	unemployment rates and disparities across the district?	 Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites. 	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have an uncertain effect in respect of this objective	
	Will it encourage economic diversification?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Further commercial growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	- It is unlikely that the commercial development of this site for employment uses would deliver additional retail provision.	- Ensure good connectivity to Sinfin/Chellaston
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 Economic development is likely to result in an increase in resource use. No rail connectivity is proposed for this site. 	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	- It is unclear whether there is potential to accommodate on site waste management includeing commercial waste facilities or energy from waste power generation.	measures to minimise waste.
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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans 	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

	Will it reduce water pollution?	 Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	 Ensure appropriate amenity polices are included in
To reduce water, light, air and noise pollution.	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 increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. The proximity of the site to existing shooting club, or the future Infinity Park Commercial area could lead to an increase in noise complaints. 	the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Sites is greenfield and in agricultural use. Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 2 land covering around 10% of the site (which is Best and Most Versatile) located centrally. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- Around one third of the site is located at high or moderate levels of flood risk and development in this area could exacerbate flood risk locally.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	steered away from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Hourly bus stop within 800m of the site Site would provide employment for existing communities within 2km of the site 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No identified sites of cultural heritage importance such as listed buildings or conservation areas in this There may be potential for in ground archaeology There is potential for below ground archaeology (including features associated with the RIGS designation on site) 	- Ensure that site respect locally important heritage assets.
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?	- There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfin Moor Area or improve connectivity of this part of Derby City to the Derby Sandiace canal basin (once reinstated) and the existing Trent and Mersey Canal.	- Ensure sites connect to existing public rights of way and cycle routes.
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 greenfield	- That existing
	Does it respect and protect existing landscape Character?	 Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmenc 16tal Sensitivity 	hedgerows and tree belts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Strong filed boundaries consisting of hedgerow and tree belts to the west and south, and hedges defining other field boundaries within the site which could be integrated into site Opportunity exists to deliver biodiversity gain and habitat creation on site It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan. 	inform site layout.

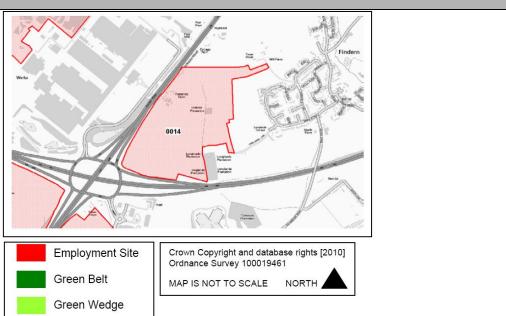
Version 1c 16/02/14

Site 3: S0014: Pilot Fields, Willington

Description:

The Pilot Fields site lies to the North East of the A38/A50 junction and to the South West of the village of Findern. The A50 forms the southern boundary of the site and the A38 forms the western boundary. The remaining edges are defined by field boundaries.

The land is in single ownership and comprises of agricultural fields interspersed with hedgerows and trees along its boundaries. Rumenco Farm lies within the site boundary. There is residential development in the village of Findern, lying within 100-200 metres of the site boundary. The site is not located in the Green Belt.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation			
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 				
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no non-statutory wildlife sites located within or immediately adjacent to the site.				
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified.			
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		 There is potential for biodiversity gain on the site given the scale of the site, No information regarding landscaping or habitat creation is held by the council in respect of this site. 				
	Will it protect sites of geological importance?		- There are no Regionally Important Geological Sites within this site.				
	Will it reduce the number of households waiting for accommodation?		- Not applicable.				
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.				
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.			
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.				
	Will it reduce the number of unfit or empty homes?		- Not applicable.]			
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.				

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	 Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located around 1.2km of a village centre Sports pitches are located 1.6km distant. The nearest primary school is around 2.5km distant whilst sports although this is not considered for employment sites. 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- As above.
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training. 	- None Identified.
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?	 Overall levels of deprivation are relatively low, although Etwall, Willington and Findern and Stenson wards record moderate levels of deprivation. Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 The site is located 1200m from the nearest bus stop The scale of the site could help support limited improvements to existing or new public transport services, and could potentially help improve public transport provision to existing employers, close to the proposed site, although it is likely that the site would be accessed primarily off the A38 rather than through the village. 	- Requirements for Green Travel
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Site could have a very limited impact in respect of sustaining village shops and existing public transport services. 	Plans, or other measures to secure non-car travel.
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?	 There is potential for good access to A50 and A38 trunk roads, although junction and highway capacity is constrained. There is an hourly bus service within 1200m of site. There is a railway station within 1.5km of site, but with few services. There is no potential for rail connection to the site. 	Desviewents
	Will it increase the proportion of journeys using modes other than cars?	- Site is poorly connected to existing public transport and off road walking and cycling provision.	- Requirements for Green Travel Plans, or other measures to secure non-
	Will it make the best use of other infrastructure?	 It is understood that significant capacity improvements to the local electricity distribution network would require to support large scale commercial development in this area Capacity improvements would also be required to the local sewerage network. 	car travel.

To achieve stable and sustainable levels of economic growth and	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and	- L	The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels	- None identified.
maintain economic competitiveness.	disparities across the district?	lo	ocally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be oartially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		The proposed development will have an uncertain effect in respect of this objective	
	Will it encourage economic diversification?		Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	
To diversify and strengthen local, urban and rural economies,	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- т	The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?		arge scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		Development is unlikely to support the provision of new shopping facilities due to the nature of the site and ts dislocation from nearby villages.	 Ensure good connectivity to Findern village centre.
To improve the quality of	Will it improve the quality of new development?	- F	Performance will be dependent on the design and implementation of individual schemes.	- None identified.
new development and the existing built environment.	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	Will it lead to the reduced consumption of materials?		Economic development is likely to result in an increase in resource use. No rail connectivity is proposed for this site.	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?		New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?		t is unclear whether there is potential to accommodate on site waste management includeing commercial waste facilities or energy from waste power generation.	measures to minimise waste.
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?	te	t is unclear whether the development would contribute to the delivery of sustainable construction echniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Nater Management Act.	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	- F	There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	appropriate sites.

To reduce water, light, air	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally, during site development and occupation. Given the proximity of nearby homes development could lead to an increase light pollution complaints where site operation is 24 hours. 	 Ensure appropriate amenity polices are included in
and noise pollution.	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 increased noise levels locally during site development, although post development noise generation could be consistent with surrounding land uses. Development could lead to an increase in noise complaints, as a result of the proximity of the site to homes on the eastern edge of Findern and immediately around the site 	the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site is greenfield and in agricultural use. Site is classed as Grade 3b and is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is not at fluvial flood risk. There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	from areas at risk.
To reduce and manage the impacts of climate change and the District's	Will it reduce the causes of climate change?	 There is an hourly bus service within 1200m of site Village centre within 1200m The site is likely to perform poorly due to occupying a relatively remote location and the lack of potential to rail serve the site. 	- None Identified.
contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There are no identified cultural heritage assets likely to be affected by this site. There is potential for below ground archaeology in this area 	- Ensure that site respect locally important heritage assets.
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?	- There are no opportunities to improve access to nearby heritage features, which have been identified.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?	- No, the site is greenfield and in agricultural use.	- That existing
	Does it respect and protect existing landscape Character?	- The site falls outside of an area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	hedgerows and tree belts on the site are preserved and inform the site
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements and surrounding roads. The scale of the site would allow for screening to reduce intervisibility of the site. The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. The site could contribute towards green infrastructure provision. 	layout.

Version 1c 16/02/2014

Site 4: S0008: Toyota Extension, Willington

Description:

Sustainability Appraisal

To avoid damage to

designated sites and

biodiversity and

District.

species (including UK and

Local BAP Priority Habitat

and Species) and enhance

geodiversity across the

To provide decent and

affordable homes that

meet local needs.

Objective

The site adjoins the established Toyota manufacturing facility in the north west quadrant of the A50/A38 junction.

The A50 forms the southern boundary of the site and the A38 forms the eastern boundary. The remaining edges are defined by earth bunding and security fencing erected when the established Toyota plant was first constructed.

The land is in single ownership and comprises of undeveloped fields. It is not located in the Green Belt.

Detailed considerations

Will it conserve and enhance

Will it conserve and enhance

locally important (non-statutory)

protected species or BAP priority

Will it provide tree planting or other habitat creation on site, including

National Forest Planting (where

Will it protect sites of geological

Not applicable.

Will it reduce the number of households waiting for

Will it increase the range and affordability of housing for all social

homes for older and/disabled

Will it improve the suitability of new

Will it provide sufficient housing to

Will it meet the needs of gypsies or

meet existing and future need? Will it reduce the number of unfit or

internationally or nationally

Could development affect

important wildlife sites?

wildlife sites?

species?

relevant)?

importance?

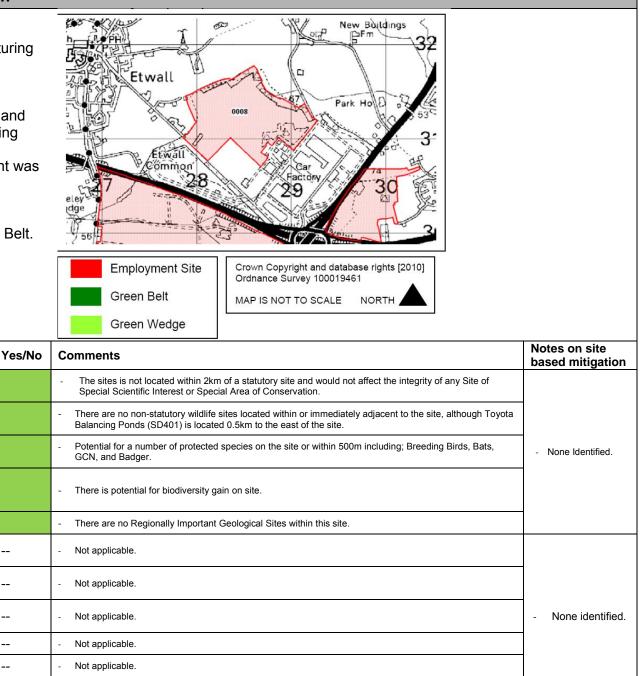
aroups?

aroups?

empty homes?

travelling show people?

accommodation?



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	 Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located around 3km from Willington Village centre, and local sports provision The nearest primary school is around 3km distant whilst sports although this is not considered for employment sites. 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Development would have an uncertain effect in respect of dealing with safety issues around the site	718 00000.
To improve educational	Will it improve educational attainment amongst young people?	 - N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job or other forms of training.	- None Identified.
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?	 Overall levels of deprivation are relatively low, although Etwall, Willington and Findern and Stenson wards record moderate levels of deprivation. Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities,	Will it make access easier for those households who do not have a car?	 The site is not currently served by public transport. The scale of the site could help support limited improvements to existing or new public transport services, and could potentially help improve public transport provision to existing employers, close to the proposed site. There is an existing cycle route to the west of the site. 	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Existing access to the site via public transport and walking is poor, although development of a strategic nature, in combination with existing large scale employment on the neighbouring site could offer opportunities to increase access and 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?	 There is potential for good access to A50 and A38 trunk roads, although junction and highway capacity is constrained. There is an hourly bus service within 1200m of site. There is a railway station within 1.5km of site, but with few services. There is no potential for rail connection to the site. 	
	Will it increase the proportion of journeys using modes other than cars?	- Site is poorly connected to existing public transport and off road walking and cycling provision.	 Requirements for Green Travel Plans, or other measures to secure non-
	Will it make the best use of other infrastructure?	 It is understood that significant capacity improvements to the local electricity distribution network would require to support large scale commercial development in this area Capacity improvements would also be required to the local sewerage network. 	car travel.

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? Will it reduce unemployment rates and disparities across the district? Will it improve average incomes in the District?	 The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites. The proposed development will have an uncertain effect in respect of this objective 	- None identified.
	Will it encourage economic diversification? Will it ensure the provision	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local, urban and rural economies,	of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 Development is unlikely to support or improve existing shopping facilities due to the nature of the site and its dislocation from nearby villages. 	- None identified.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 Economic development is likely to result in an increase in resource use. There is potential to rail connect this site. 	 An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans 	policy could help ensure rainwater and grey water recycling on
resources.	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
_	Will it reduce light pollution?	- Development is likely to lead to increased illumination locally, during site development and occupation.	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	amenity polices are included in
	Will it reduce noise pollution?	- Development is likely to lead to increased noise levels locally during site development, although post development noise generation could be consistent with surrounding land uses.	 the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site is greenfield and in agricultural use. Site is classed as Grade 3b and is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is not at fluvial flood risk. There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform to emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site is located in excess of 800m from a bus stop. The site is likely to perform poorly due to occupying a relatively remote location and the current lack of transport choice and the limited potential to rail serve the site. 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- This would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There are no identified cultural heritage assets likely to be affected by this site. There is limited potential for in ground archaeology in this area 	- Ensure that site respect locally important heritage assets.
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?	- No opportunities to improve access to nearby heritage features identified.	- Ensure the site connects to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- No, the site is greenfield and in agricultural use.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	- The site falls outside an area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	 That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements and surrounding roads, including substantial, mature screening established when the original site was built. The scale of the site would allow for screening to reduce intervisibility of the site. The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. The site could contribute towards green infrastructure provision. 	

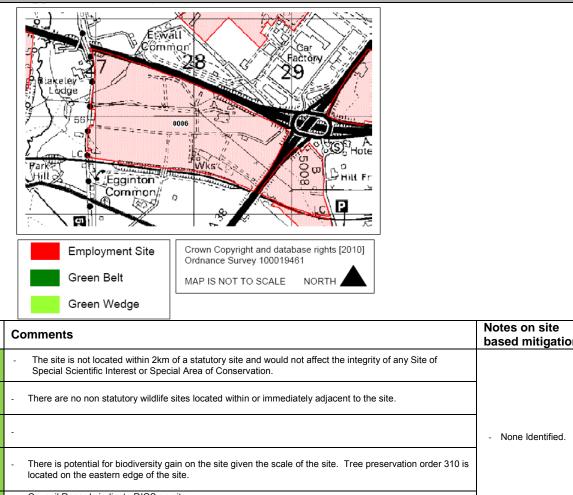
Version 1c 16/02/2014

Site 5: S0006: Etwall Common

Description:

The site lies in the south west quadrant of the A38/A50 junction. To the north, on the opposite side of the A50, lies the Toyota manufacturing plant. The A50 forms the northern boundary of the site and the A38 forms the eastern boundary. Egginton Road forms the western boundary and the Derby-Crewe railway the southern boundary.

Other than the Toyota site to the north and some residential development along Egginton Road, the site is surrounded by countryside. There are three dwellings, a sewerage facility and a major green waste composting facility within the site. The land is in single ownership and comprises of undeveloped fields. It is not located in the Green Belt.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 	
To avoid damage to designated sites and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no non statutory wildlife sites located within or immediately adjacent to the site.	
species (including UK and Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		-	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the site given the scale of the site. Tree preservation order 310 is located on the eastern edge of the site.	
	Will it protect sites of geological importance?		 Council Records indicate RIGS on site Information submitted by the site promoter indicates that there are no exposed river terraces in the site and former geological features on the site have been destroyed by historic quarrying. 	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located around 3km from Willington Village centre, and local sports provision The nearest primary school is around 2.5km distant whilst sports although this is not considered for employment sites. 	- locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site. 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Development would have an uncertain effect in respect of dealing with safety issues around the site	- As above.
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job or other forms of training. 	- None Identified.
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?	 Overall levels of deprivation are relatively low, although Etwall, Willington and Findern and Stenson wards record moderate levels of deprivation. Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is not currently served by public transport although bus stops are located 500m to the south of the site The scale of the site could help support improvements to existing or new public transport services, and could potentially help improve public transport provision to an existing manufacturing site to the north of the site close to the proposed site. There is an existing cycle route to the west of the site. 	- Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Existing bus service is located around 500m from the site, although development of a strategic nature, in combination with existing large scale employment on the neighbouring site could offer opportunities to increase public transport access and provision locally including by creating bus services within the site given the scale of the proposal. 	measures to secure non-car travel.
To make best use of existing infrastructure and reduce the need to travel	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Potential for good access to the A50 and A38 trunk roads (potentially via a new connection to the SRN although no detail has been received on this issue). The development of a Rail freight interchange could remove significant quantities of HGV traffic from the SRN overall, but could increase general traffic flows locally. Derby Crewe rail line passes alongside, and the scale of the site suggests that it may offer potential for rail freight. Understood to be physically capable of accommodating a railhead. Existing cycle routes run past the eastern and western edge of the site. However, existing access to the site via public transport and walking is poor, although, development of a strategic nature could offer opportunities to increase public transport provision locally. 	- Requirements for Green Travel
and increase opportunities for non-car travel (public transport, walking and cycling).	Will it increase the proportion of journeys using modes other than cars?	 Site development would create a modal shift away from road haulage towards rail freight. Would be dependent on the level of public transport, walking and cycling provision to the site. 	Plans, or other measures to secure non-car travel.
cycling).	Will it make the best use of other infrastructure?	 It is understood that significant capacity improvements to the local electricity distribution network would require to support large scale commercial development in this area Capacity improvements would also be required to the local sewerage network. 	

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? Will it reduce unemployment rates and disparities across the district? Will it improve average	 The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site. 	- None identified.
	incomes in the District? Will it encourage economic	- Impacts are uncertain Development would improve the number of construction and transport related icho. Both of which are	
	diversification?	 Development would improve the number of construction and transport related jobs. Both of which are identified as being under- represented compared to national averages in South Derbyshire. 	_
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	 The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period. 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	- Development is unlikely to support or improve existing shopping facilities, due to the nature of the site and its dislocation from nearby villages.	- None identified.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	- The use of the site for a strategic rail fright interchange could allow for large volumes of freight to be transported by rail, reducing energy requirements overall.	 An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling on the site. The scale of impacts would be dependent on site waste management. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	- This would be dependent on how the site is built out and the policy of companies that locate to the site.	measures to minimise waste.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
	Will it help reduce the need for land won primary minerals, including sand and gravel?	- There is potential to reuse demolition waste on site.	policy could help ensure rainwater and grey water recycling on
resources.	Will it help ensure water resources are used efficiently?	 There may be potential for reuse of surface water on site for vehicle cleaning or servicing utilities. This would be dependent on the site developer and occupiers specifying such measures. Potential for inclusion of SUDS which could contribute towards ground water recharge. 	appropriate sites.

-	Will it reduce water pollution?	 Development may provide opportunity to remediate contaminated land within the site which could contribute towards water quality improvements locally. 	
	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally, during site development and occupation. 24 hour operation could lead to increase light pollution complaints 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area. Development could potentially have significant benefits on air quality on strategic roads around the sites by encouraging a modal shift towards rail freight. 	amenity polices are included in the plan.
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally, during site development and occupation. 24 Hour operation could lead to increase noise pollution complaints from properties located close to the site 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The majority of the site is greenfield, although there are notable areas within the site that have been previously developed. Around 5% of the site appears to be classed as Grade 2 agricultural land which is best and most versatile 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 Site is largely located outside of flood risk. There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on the site. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Development is currently in excess of 800m New employment development in this location could be rail served and could offer an opportunity to remove significant numbers of HGVs from the strategic road network 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- This would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 There are no above ground heritage features, such as listed buildings likely to be significantly affected as a result of this proposal. Given the historic use of this site for minerals extraction it is unlikely that there will be potential for below ground archaeology on much of the site. A number of small pockets of previously undeveloped land are located on site, including on the eastern edge close the Rickneld Way (Roman Road). There may be potential for in ground archaeology in these locations depending on historic use. 	- Ensure that site respect locally important heritage assets
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?	 New development could improve local connectivity to the Trent and Mersey Canal Conservation Area and other cultural heritage assets in the general vicinity. 	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	 The site is largely brownfield and has been used historically minerals extraction and for waste disposal. A small part of the site to the north is previously undeveloped. 	That oviating
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site falls outside of areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. 	 That existing hedgerows and tree belts on the site are preserved and
Version 1c 16/02/2014	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements and surrounding roads. The scale of the site would allow for very significant screening to reduce intervisibility of the site. The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. The site could contribute towards green infrastructure provision. 	inform the site layout.

Version 1c 16/02/2014

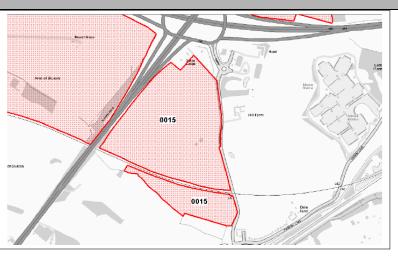
Site 6: S0015 Etwall Road, Willington

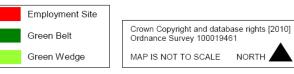
Description:

The site lies to the south of the A38/A50 interchange between the A38 itself and Etwall Road and is bisected by the Derby-Crewe railway line.

The site is used for agricultural purposes and contains trees and hedgerows and some agricultural buildings. Overhead electric power lines, supported by pylons, cross the site. To the north east lies a roadside service area and small scale residential development at Hill Farm. To the east and west lie open countryside and to the south lies the village of Willington.

The site is in single ownership and there is high developer interest, reflected in the submission of a planning application in 2007, in respect of which an appeal was lodged on the grounds of non-determination. This was subsequently dismissed by the Planning Inspectorate.





Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
T	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 There are no non-statutory wildlife sites located within or immediately adjacent to the site, the nearest being 0.4km to the north. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Potential for a number for Otter within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the site given the scale of the site.	
	Will it protect sites of geological importance?		- There are no Regionally Important Geological Sites within this site.	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	-
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.]

	Will it improve people's health or wellbeing?	- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	_
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Commercial development is unlikely to contribute towards new health facilities.	 Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located around within 800m from Willington Village centre, and local sports provision The nearest primary school is around 1200m distant although this is not considered for employment sites. 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There appear to be no known issues with crime and antisocial behaviour across the identified site.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	 There may be potential to secure improvements to the nearby level crossing, although it is unclear whether safety issues, or traffic routing could justify such improvements. 	- 73 00000.
To improve educational	Will it improve educational attainment amongst young people?		
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training. 	- None Identified.
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?	 Overall levels of deprivation are relatively low, although Etwall, Willington and Findern and Stenson wards record moderate levels of deprivation. Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is not currently served by public transport although bus stops are located 450m to the south of the site The scale of the site could help support improvements to existing public transport services, and could potentially help improve public transport provision to an existing manufacturing site to the north of the site close to the proposed site. There is an existing cycle route to the west of the site. 	 Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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 offer opportunities to increase public transport provision locally. Development may offer limited opportunities for new open space, cycling and walking routes locally. Site could help sustain village shops and existing public transport services. 	measures to secure non-car travel.
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?	 There is highway access via the A50/A38 interchange, although junction and highway capacity is constrained. An hourly bus service is within 450m of site. A railway station is within 800m of site, but with few services. Pedestrian access from Willington. The site may be physically capable of accommodating a railhead connecting to the Derby-Crewe line, although this might be difficult to achieve given the site topography and size. 	- Requirements
	Will it increase the proportion of journeys using modes other than cars?	 Would be dependent on the level of public transport provided and walking and cycling provision to the site. 	for Green Travel Plans, or other measures to secure non- car travel.
	Will it make the best use of other infrastructure?	 It is understood that significant capacity improvements to the local electricity distribution network would require to support large scale commercial development in this area Capacity improvements would also be required to the local sewerage network. 	

To achieve stable and sustainable levels of economic growth and	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce	 The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates 	- None identified.
maintain economic competitiveness.	unemployment rates and disparities across the district?	and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	-
	Will it improve average incomes in the District?	- The proposed development will have an uncertain effect in respect of this objective	
	Will it encourage economic diversification?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 Development is unlikely to support the provision of new shopping facilities due to the nature of the site and its dislocation from nearby villages. 	- Ensure good connectivity to Willington village centre.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	- The use of the site for a strategic rail fright interchange could allow for large volumes of freight to be transported by rail, reducing energy requirements overall.	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management includeing commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans	policy could help ensure rainwater and grey water recycling on
10000.000	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

	Will it reduce water pollution?	- Development will have no significant impact on local water quality	
To and use weeks light sig	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally, during site development and occupation. 24 hour operation could lead to increase light pollution complaints 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area. Development could potentially have significant benefits on air quality on strategic roads around the sites by encouraging a modal shift towards rail freight. 	amenity polices are included in the plan.
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally, during site development and occupation. 24 Hour operation could lead to increase noise pollution complaints from properties located close to the site 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site has historically been used for waste disposal, although has been restored and is greenfield and in agricultural use. Land not previously used for waste disposal is grade 3b and not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The site is not at fluvial flood risk. There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site is within 800m of a bus service New employment development in this location if rail served could offer opportunity to remove significant numbers of HGVs from the strategic road network. 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Archaeological potential of the site is very limited, due to former minerals extraction and waste uses on site. Hill Farm (to the east of the site) is grade II listed and the Trent & Mersey Canal lies to the south of the site. Development could affect the setting of both heritage features. 	- Ensure that site respect locally important heritage assets
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?	 The site could present opportunities to connect to the Trent and Mersey Canal and the historic villages of Willington and Repton to the south. 	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Reuse of this site could prevent the loss of previously undeveloped land elsewhere.	- That existing
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site falls outside of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. 	hedgerows and tree belts on the site are preserved and
Version 1	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements and surrounding roads. The scale of the site would allow for screening to reduce intervisibility of the site. The site includes hedgerows, trees or other landscape elements, which could contribute towards integrating new development into the landscape. The site could contribute towards green infrastructure provision. 	inform site layout.

Version 1

Site 7: S0016: Land at Derby Road, Hilton

Description:

Sustainability Appraisal

Objective

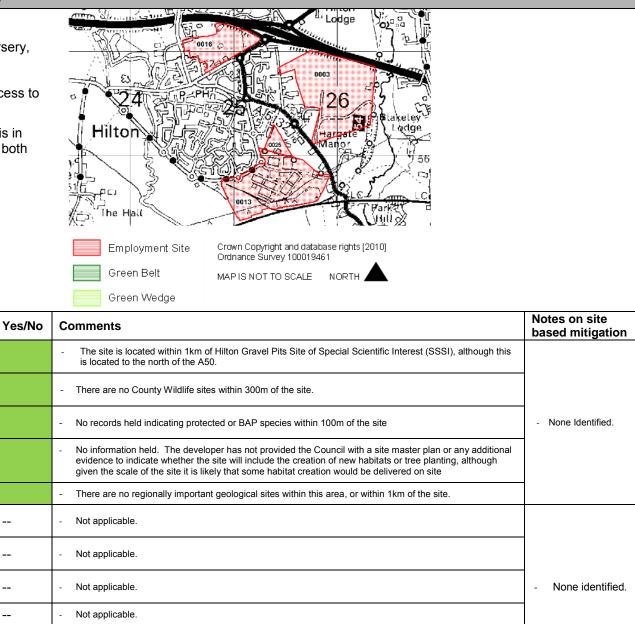
The site green field site that is currently used for a nursery, grazing, agriculture and a small number of dwellings.

It is located to the north of Hilton and has potential access to Derby. The site extends some 18ha.

The site is in single ownership, whilst the smaller site is in single ownership. There is high developer interest in both sites

Detailed considerations

Will it conserve and enhance



internationally or nationally important wildlife sites? To avoid damage to Will it conserve and enhance designated sites and locally important (non-statutory) wildlife sites? species (including UK and Could development affect Local BAP Priority Habitat protected species or BAP priority and Species) and enhance species? biodiversity and Will it provide tree planting or other habitat creation on site including geodiversity across the National Forest Planting (where District. relevant)? Will it protect sites of geological importance? Will it reduce the number of households waiting for ___ accommodation? Will it increase the range and affordability of housing for all social ___ groups? To provide decent and Will it improve the suitability of new homes for older and/disabled affordable homes that ___ groups? meet local needs. Will it provide sufficient housing to -meet existing and future need? Will it reduce the number of unfit or ___ Not applicable. empty homes? Will it meet the needs of gypsies or Not applicable. --travelling show people?

To improve the health and	Will it improve people's health or wellbeing? Will it improve accessibility to	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. The site is around 500m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision as a result of development. 	- Ensure new development
well-being of the population.	healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to fund new healthcare provision	improves access by walking and cycling routes locally.
	Will it promote healthy lifestyles?	 Site is located within 600m of a sport pitch, village school and local centre. The nearest primary school is around 600m distant although this is not considered for employment sites. 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain in respect of this objective.	
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?	- Large scale employment development on the scale proposed could significantly boost the number of jobs in South Derbyshire and around Hilton which has seem major housing growth in recent years. Many new businesses would be likely to support on the job, or other forms of training.	- None Identified.
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 employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located around 150m from the site on Derby Road. The inclusion of a site or sites in Hilton within in the Plan could increase employment land provision along the A50 Corridor close to the villages of, Hilton, Etwall and Hatton. A multi-user greenway that connects the centre of Hilton to Etwall and Mickleover, runs along the northern boundary of site 0013, the southern boundary of 0025 and the eastern boundary of 0003. 	- Requirements for Green Travel Plans. or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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 existing shops in the village. The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes locally. 	Plans, or other measures to secure non-car travel.
To make best use of	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. It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. The site is well related to nearby bus stops which are located within 150m of the site and would be served by an hourly, or better bus service (V1 and V2). 	- Requirements for Green Travel Plans, or other measures
	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 or 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. 	to secure non- car travel.

To achieve stable and sustainable levels of economic growth and maintain economic	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and disparities across the	-	 The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of the state of the state of the state of the state of the state. 	- None identified.
competitiveness.	district? Will it improve average incomes in the District?	-	any benefit would be partially determined by accessibility of the site. Impacts are uncertain	
	Will it encourage economic diversification?	-	Impacts are uncertain and would depend on the end use of any site.	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	-	The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	-	New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre.	 Ensure good connectivity to Hilton village centre.
To improve the quality of	Will it improve the quality of new development?	-	Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	 None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	-	Economic development is likely to result in an increase in resource use. There is no potential to rail connect this site.	 An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	-	New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.	could help ensure
	Will it reduce the proportion of waste sent to landfill?	-	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans	policy could help ensure rainwater and grey water recycling on appropriate sites.
resources.	Will it help ensure water resources are used efficiently?	-	 There may be potential to secure water efficiency measures on site including grey water recycling. 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	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. Could lead to an increase in light pollution complaints where operation is 24 hour 	- Ensure appropriate amenity polices
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	are included in the plan.
	Will it reduce noise pollution?	 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. The proximity of the site to the A50 could increase noise complaints. 	the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	- The 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.	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is located in an area identified as being of low flood risk.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is relatively well located in respect of day to day retail needs with; a supermarket, health centre and school within 600m and an hourly, or better bus service within 400m. There are residential areas immediately surrounding the site 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. (Investigate HERS and former land use). 	- Ensure that site respect locally important heritage assets
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?	- Development will have an unknown or uncertain impact. Seek for information from the HERS record.	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is mainly greenfield.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. Site is generally well contained by existing development and transport routes 	- That existing hedgerows and tree belts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 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. 	inform the site layout.

Site 8: S0003: Land at Lucas

Description:

Sustainability Appraisal

To avoid damage to

designated sites and

biodiversity and

District.

species (including UK and

Local BAP Priority Habitat

and Species) and enhance

geodiversity across the

To provide decent and

affordable homes that

meet local needs.

Objective

The site is a predominantly green field used as agricultural land. The site ext is bound by the A50 to the north and e development to the west. It is open to east and south.

The site is in single ownership. There developer interest in the site

tly green field site that is currently The site extends some 50.1haand e north and existing built It is open to the countryside to the ership. There is a high level of site	
Employment Site Crown Copyright and database rights [2010] Ordnance Survey 100019461 Green Belt MAP IS NOT TO SCALE NORTH	
	on site mitigation
Will it conserve and enhance internationally or nationally important wildlife sites? - The site is located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50 and A516 interchanges. Will it conserve and enhance locally important (non-statutory) - There is a county wildlife site within the site S0201 (SD067 Etwall Railway Pond).	
species?	e Identified.
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. However given the proposed use of the site and the need to screen development from residential development to the west new tree planting and other habitat creation is assumed.	
Will it protect sites of geological importance? - There are no regionally important geological sites within this area or within 1km of the site.	
Will it reduce the number of	
Will it reduce the number of households waiting for accommodation? - Not applicable.	
households waiting for accommodation? - Not applicable. Will it increase the range and affordability of housing for all social groups? - Not applicable.	
households waiting for accommodation? - Not applicable. Will it increase the range and affordability of housing for all social groups? - Not applicable. Will it improve the suitability of new - Not applicable.	ne identified.
households waiting for accommodation? - Not applicable. Will it increase the range and affordability of housing for all social groups? - Not applicable. Will it improve the suitability of new homes for older and/disabled groups? - Not applicable. Will it provide sufficient housing to meet existing and future need? - Not applicable.	ne identified.
households waiting for accommodation? - Not applicable. Will it increase the range and affordability of housing for all social groups? - Not applicable. Will it improve the suitability of new homes for older and/disabled groups? - Not applicable. Will it improve the suitability of new homes for older and/disabled groups? - Not applicable. Will it provide sufficient housing to Will it provide sufficient housing to - Not applicable.	ne identified.

To improve the health and well-being of the population.	Will it improve people's health or wellbeing? Will it improve accessibility to healthcare for existing residents and provide additional facilities for new	 Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. The site is around 1200m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision, as a result of development. Development is not likely to fund healthcare provision 	- Ensure new development improves access by walking and cycling routes
	residents? Will it promote healthy lifestyles?	 The site is located within 1200m from a sport pitch and 600m from the village Local centre, The nearest primary school is 600m although this is not considered against employment land sites. 	locally.
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime? Will it reduce the number of nearly involved in accidente?	 There are no identified impacts from site development in respect of this issue. Impacts are uncertain in respect of this objective. 	As above.
To improve educational	people involved in accidents? Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?	 Large scale employment development (and redevelopment) on the scale proposed could significantly boost the number of jobs in South Derbyshire and around Hilton which has seem major housing growth in recent years. Many new businesses would be likely to support on the job, or other forms of training. 	- None Identified.
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 employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located on the A50/A156 within 400m but would involve crossing the A50 slip road. Other services are within 600m within the village centre. 	
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 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 existing shops in the village. The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes locally. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel.
To make best use of	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. It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. The site is well related to nearby bus stops which are located within 400m althoughaccess requires crossing the A50 slip route which is not traffic light controlled. 	- Requirements for Green Travel Plans, or other measures
	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 or 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. 	to secure non- car travel.

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? Will it reduce unemployment rates and disparities across the	-	 The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of 	- None	e identified.
	district? Will it improve average incomes in the District?	-	any benefit would be partially determined by accessibility of the site. Impacts are uncertain		
	Will it encourage economic diversification?	-	Impacts are uncertain and would depend on the end use of any site.		
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	-	The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	- None	e identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.		
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	-	New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre.	conr	ure good nectivity to n village re.
To improve the quality of	Will it improve the quality of new development?	-	Performance will be dependent on the design and implementation of individual schemes.	- None identifie	
new development and the existing built environment.	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. 		e identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	-	Economic development is likely to result in an increase in resource use. There is no potential to rail connect this site.		ppropriate gn policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	-	New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.	could help ensure measures to minimise was	ire
	Will it reduce the proportion of waste sent to landfill?	-	It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.		
To promote sustainable forms of construction and sustainable use of natural	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 and Schedule 3 of the Flood and Water Management Act.	- An ap	An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans	ensu and recy	y could help ire rainwater grey water cling on
resources.	Will it help ensure water resources are used efficiently?	-	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appr sites	opriate

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. Could lead to an increase in light pollution complaints where operation is 24 hour 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	amenity polices are included in the plan.
	Will it reduce noise pollution?	 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. The proximity of the site to local homes could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site is greenfield. Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site. 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is located in an area identified as being of low flood risk.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	 steered away from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m. Development would be well related to existing residential development within the village. 	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 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. (Investigate HERS and former land use). 	- Ensure that site respect locally important heritage assets
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?	- Development will have an unknown or uncertain impact. Seek for information from the HERS record.	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- The site is greenfield.	
To conserve and enhance the District's landscape	Does it respect and protect existing landscape Character?	 The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. 	That existing hedgerows and tree belts on the site are preserved and
and townscape character.	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements such as existing development and A50 to north and west. Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site. 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. 	inform the site

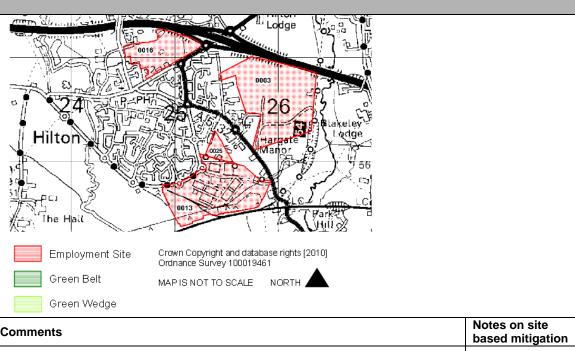
Version 1 16/02/2014

Site 9: S0013: Land at Hilton Depot, Hilton

Description:

The site is a brown field site that is currently used as industrial land. It extends some 34.6ha. It is bounded to the north by existing residential properties and commercial development to the south by a railway line and to the west by sports pitches. There is an outline application for 485 homes, employment land and two form primary school for this site which at the time of writing had not been determined.

The site is located in an area of flood risk, although is defended. The site in in single ownership and there is high developer interest on 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	Will it conserve and enhance internationally or 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. 	
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 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. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Potential for Bats and Badgers within the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		 Site would be expected to include new habitat creation given the scale of the site and proposed use. In particular tree planting to provide a strategic buffer and retention of tree belt to the south is likely. 	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.]

	Will it improve people's health or wellbeing?	- Development could deliver new open space and sports provision	- Ensure new
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Development for employment would not contribute towards healthcare provision.	 Ensure new development improves access by walking and cycling routes locally.
	Will it promote healthy lifestyles?	- Site is located with 800m of sport pitches, village school and local centre.	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- There are no identified impacts from site development in respect of this issue.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain in respect of this objective.	- As above.
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?	- Large scale employment development on the scale proposed could significantly boost the number of jobs in South Derbyshire and around Hilton which has seem major housing growth in recent years. Many new businesses would be likely to support on the job, or other forms of training.	- None Identified.
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 employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	- The site is well related to the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way.	Deminerante
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	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 existing shops in the village. The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes locally. 	 Requirements for Green Travel Plans, or other measures to secure non-car travel.
To make best use of	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. It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it increase the proportion of journeys using modes other than cars?	 There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The village has relatively good service provision The site is well related to nearby bus stops which are located within 400m of the site and would be served by an hourly or better bus service (V1 and V2) Site is well related to residential development within the village. 	- Requirements for Green Travel Plans, or other measures
	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 or 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. 	to secure non- car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce	 The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates 	- None identified.
economic growth and maintain economic competitiveness.	unemployment rates and disparities across the district?	and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?	- Impacts are uncertain	
	Will it encourage economic diversification?	- Impacts are uncertain and would depend on the end use of any site.	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	 The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period. 	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre. 	 Ensure good connectivity to Hilton village centre.
To improve the quality of new development and the	Will it improve the quality of new development?	 Site is previously developed and would facilitate the removal of a number of very large warehouses which were built for storage purposes when the site was used as a ordnance depot The site layout and development framework proposed by the developer will improve local townscape character, although there remains limited uncertainty in respect of design in advance of any detailed permission being sought. 	- None identified.
existing built environment.	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	Will it lead to the reduced consumption of materials?	 Economic development is likely to result in an increase in resource use. There is no potential to rail connect this site. 	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 There may be opportunity to reuse demolition waste on site within any development proposals New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure measures to
, ,	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	minimise waste.
	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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
To promote sustainable forms of construction and sustainable use of natural resources.	Will it help reduce the need for land won primary minerals, including sand and gravel?	- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

To reduce water, light, air	Will it reduce water pollution?	 Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site or restoring local water courses to a more natural profile. 	
	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. The proximity of the site to existing residential development could increase light pollution complaints 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area	amenity polices are included in the plan.
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally during site development The proximity of the site to existing residential areas could increase noise complaints 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Site is previously developed and would require remediation prior to proposed mixed use development Site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite brownfield status 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 The proposed development site benefits from the River Dove flood alleviation scheme. Environment Agency modelling shows that the flood flow path across The Mease and into the site will no longer be present once the Alleviation scheme is completed. A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. Site will slightly increase floodplain storage locally. 	- Ensure development is steered away from areas at
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course. 	risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly or better bus service within 400m. Development would be well related to existing residential development within the village. 	
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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Development will not affect the setting of any listed buildings Highly unlikely to be below ground archaeology given historic site use and development 	- Ensure that site respect locally important heritage assets
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?	- Development will have an uncertain effect.	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Yes, site would allow intensification of existing use and would enable site remediation.	The Association of
To conserve and enhance the District's landscape and townscape character.	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 (list any other sensitivities) 	- That existing hedgerows and tree belts on the site are preserved and
Version 1 16/02/2014	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west. Retention of significant woodland buffer to the south would contribute towards integrating new development into the landscape. Site would contribute towards green infrastructure provision including new open space provision 	inform the site layout.

Version 1 16/02/2014

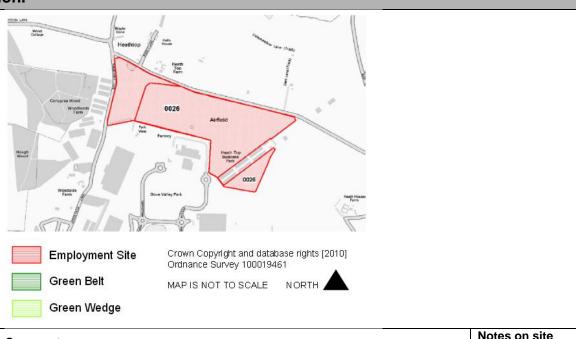
Site 10: 0026: Dove Valley Business Park Extension.

Description:

The site lies adjacent to the established Dove Valley Business Park. The northern boundary is defined by Heath Top Lane and the western boundary by Woodyard Lane. To the east lies a storage business, beyond which lies a further triangle of land, which also forms part of the proposed employment development area.

It would be accessed from the junction with the A50 via the highway infrastructure that serves the established business Park.

The site is in two ownerships and is in agricultural use, comprising of fields with some tree planting and a pond running along part of the perimeter. There is planning permission to build a planted earth bund along the western, northern and eastern boundaries of the site. With the exception of the boundary shared with the established business park, the site is surrounded by open countryside. The hamlet of Heath Top lies immediately to the north.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 There are no county wildlife sites within the site, although there is county wildlife site to the south east of the existing business Park (Penny Waste Wood). 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- No recording of protected or BAP species within 100m of the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		 Given the scale of the site and the proposed use it is likely that biodiversity gain would be delivered on site, in particular to screen the site from the north and east. 	
	Will it protect sites of geological importance?		- There are no Regionally Important Geological Sites within this site.	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?	 Development on a site this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people. 	F
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to contribute towards new health facilities.	 Ensure new development improves access by walking and cycling routes locally.
	Will it promote healthy lifestyles?	 Site is located 3km from Hatton Village Centre and 1.6km from the nearest sport pitch provision. Local school is 1.6km distant in Church Broughton, although this doesn't inform site performance for commercial developments 	- iocany.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- No known issues with crime and antisocial behaviour have been identified across the site.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Uncertain effects are identified	
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	 Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training. 	- None Identified.
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 employment development could help improve access to employment opportunities locally and improve employment choice in the northern villages including; Hilton, Hatton and Etwall. However site is relatively inaccessible and may not be accessible to those without access to a car. Performance would be dependent on new public transport and other non-car transport provision. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 There is one bus per hour, connecting Uttoxeter to Burton Trent, via Hatton, stopping close to the southern part of the established business park. The scale of the site may offer limited opportunity to support new or improved public transport services. Two public footpaths cross the site, although it is poorly connected in respect of cycling routes. 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Existing access to the site via public transport and walking is poor, although development of a strategic nature could offer opportunities to increase access and provision locally. 	for Green Travel Plans, or other measures to secure non-car travel.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it minimise the impact of traffic congestion on the strategic and local road network?	 The site would be accessed via the established Dove Valley Business Park, connecting to the A50. There would be an impact on the A50 Sudbury junction and developer contributions may be required to address impacts. Two public footpaths cross the site and would need to be incorporated in any development proposal. 	Denimente
	Will it increase the proportion of journeys using modes other than cars?	 Existing access to the business park is poor. Strategic development could make a contribution towards improving non-car access to the site, although this would be dependent on the measures put in place to support public transport, walking or cycling. 	- Requirements for Green Travel Plans, or other measures
transport, walking and cycling).	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 or Waste Water Treatment capacity or the sewerage network 	to secure non- car travel.

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? Will it reduce unemployment rates and disparities across the district?	 The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site. 	- None identified.
	Will it improve average incomes in the District? Will it encourage economic	- Impacts are uncertain	
	diversification?	- Impacts are uncertain and would depend on the end use of any site.	-
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	 Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth. 	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 Site is dislocated from nearby local or village centres and is unlikely to deliver new shopping provision or support existing village centres. 	- None Identified.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	 Economic development is likely to result in an increase in resource use. There is no potential to rail connect this site. 	 An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
	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 and Schedule 3 of the Flood and Water Management Act. 	- An appropriate
To promote sustainable forms of construction and sustainable use of natural	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 construction materials used overall could be reduced through the adoption of site waste management plans 	policy could help ensure rainwater and grey water recycling on
resources.	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

	Will it reduce water	- Development is unlikely to contribute towards water quality improvements within this area.	
To reduce water, light, air	pollution? Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally, during site development and occupation and could increase light nuisance complaints from nearby properties unless, the site is appropriately designed. 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area and development would not lead to any discernible impact 	amenity policies are included in the plan.
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally, during site development and occupation and could increase noise complaints from nearby properties, unless the site is appropriately designed. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 The site has historically been in use as a military base and airfield. However, the site has largely recovered and is in agricultural use. Agricultural land classification maps indicate that the site is grade 3b and not best and most versatile agricultural land 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- There is no historic evidence of flooding on the site and no identified areas of flood risk.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform to emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	steered away from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- The site is likely to perform poorly due to occupying a relatively remote location and the lack of potential to rail service to the site.	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 The site includes a record on the historic monument record. (20101). There are no listed buildings immediately around the site. 	- Ensure that the site respects locally important heritage assets.
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?	- There may be potential to improve access and interpretation of below ground archaeology, recorded on the site.	- Require appropriate protection and interpretation of below ground archaeology on site.
	Will it reduce the amount of derelict and degraded land within the District?	- No, the site is a regenerated former airfield and is in agricultural use.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	- The site falls outside area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	That existing hedgerows and tree belts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by surrounding roads to the north and areas of built development to the south and south east. The scale of the site would allow for significant screening to reduce intervisibility of the site. The site includes few hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. The site could make a notable contribution towards green infrastructure provision. 	inform the site layout.

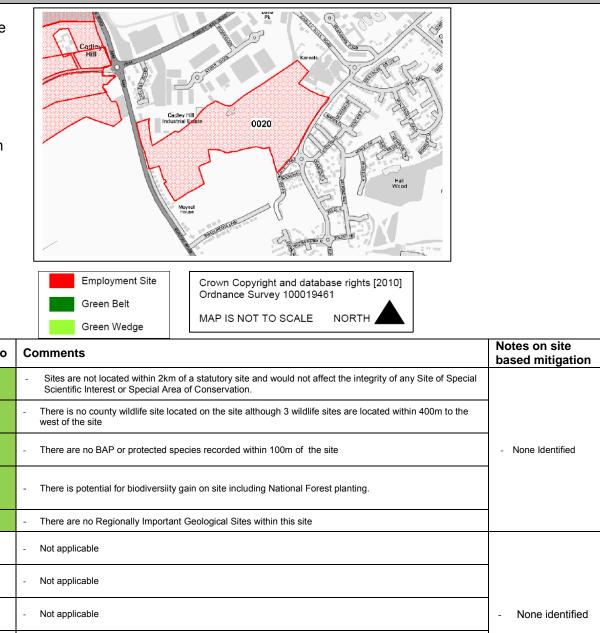
Version 1c 15/02/2014

Site 11: S0020: Cadley Hill, Swadlincote

Description:

The two lies to the south of Cadley Hill Industrial Estate and to the north of Swadlincote Lane. The site comprises fields, which are used for agricultural purposes and are bordered by trees and hedgerows. To the west lies the A444 and some residential ribbon development

The majority of the site is in single ownership, although the field to the south east is in separate ownership. The majority of the site now has planning consent for mixed use development, including employment accommodation.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is no county wildlife site located on the site although 3 wildlife sites are located within 400m to the west of the site	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no BAP or protected species recorded within 100m of the site	- None Identified
biodiversity and geodiversity across the District	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversiity gain on site including National Forest planting.	
	Will it protect sites of geological importance?		- There are no Regionally Important Geological Sites within this site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Not applicable	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable	
	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable	- None identified
	Will it provide sufficient housing to meet existing and future need?		- Not applicable	
	Will it reduce the number of unfit or empty homes?		- Not applicable	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable	

	Will it improve people's health or wellbeing?	 Development on a site this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people. 	
To improve the health and well-being of the population	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to contribute towards new health facilities	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is 1.2km from the nearest local centre and 800m of sport provision Could improve locally available leisure opportunities Could connect to an existing PROW network in this area and provide new National Forest planting 	locally
To improve community safety and reduce crime	Will it reduce crime and fear of crime	- No known issues with crime and antisocial behaviour across identified sites	- As above
and fear of crime	Will it reduce the number of people involved in accidents	- Impacts are uncertain	
To improve educational	Will it improve educational attainment amongst young people?	 - N/A	
achievement and improve the District's skills base	Will it reduce the number of working age residents who have no or lower level qualifications?	 Employment development could increase the number of local jobs which in turn would be likely to support on the job or other forms of training. 	- None Identified.
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	 Overall levels of deprivation a relatively high within the Swadlincote Urban Area compared to the remainder of the District. The proximity of the site, couple with accessibility is likely to contribute toward tackling local employment deprivation. 	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 Bus stops are within 400m of the western edge of the site Sites are well related to existing housing sites and the wider urban area of Swadlincote and is accessible by a number of different means. Bus services run three times per hour between Burton and Swadlincote and once per hour during the evening. The site lies adjacent to cycle and pedestrian routes 	 Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 The site lies adjacent to cycle and pedestrian routes passing through the Castleton Park residential development and it is proposed, in the South Derbyshire Cycling Strategy, that a cycle/pedestrian connection be established through the site connecting Swadlincote Land to Ryder Close, to improve connections between residential and employment areas. Development could support existing public transport services 	measures to secure non-car travel
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 inclusion of this site in the Plan could increase employment land provision in Swadlincote and Church Gresley in a location close to existing and committed growth. The site can be accessed the A444 although it is unclear whether growth of this site in combination with other committed growth can be accommodated by the local road network without capacity enhancements. Bus services run three times per hour between Burton and Swadlincote and once per hour during the evening. The site lies adjacent to cycle and pedestrian routes passing through the Castleton Park residential development 	- Requirements for Green
	Will it increase the proportion of journeys using modes other than cars?	 Site is well related to existing residential areas and is well served by public transport (within 400m of the site) and walking and cycling transport options. 	Travel Plans, or other measures to secure non- car travel
	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth 	

To achieve stable and sustainable levels of economic growth and maintain economic	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and disparities across the	 The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow. Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Castle Gresley and Newhall and Stanton. 	- None identified.
competitiveness	district? Will it encourage economic diversification?	The proposed development will have an uncertain effect in respect of this objective	-
	Will it improve average incomes in the District?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local urban and rural economies	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	 Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond. 	 Ensure good connectivity to Aston village centre
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment	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. 	- None identified
To minimise waste and	Will it lead to the reduced consumption of materials?	- Economic development is likely to result in an increase in resource use.	- An appropriate design policy
increase the reuse and recycling of waste materials	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste
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 and Schedule 3 of the Flood and Water Management Act.	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans 	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites

To reduce water, light, air	Will it reduce water pollution?	- Development is unlikely to have any effect in respect of this objective	
	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally during site development and occupation. Given the nature of surrounding land uses commercial development copuld lead to increase light pollution complaints 	- Ensure appropriate amenity polices
and noise pollution	Will it improve air quality	- Development is unlikely to have any notable air quality impacts in this area.	are included in the plan
	Will it reduce noise pollution?	 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. The proximity of the site to local homes could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	- The site is greenfield and is in agricultural use. Site is Grade 3b land and is not best and most versatile	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- The site is not at fluvial flood risk,	- Ensure development is
flood risk and surface water run-off	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	steered away from areas at risk
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Bus stops are within 400m of the western edge of the site Castleton Park Local Centre is within 1.2km 	
change and the District's contribution towards the causes	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. 	- Ensure that site respect locally important heritage assets
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District 	 Ensure sites connect to existing public rights of way and cycle routes.
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 greenfield and in agricultural use.	- That existing
	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Site is largely contained within the wider Swadlincote urban area 	hedgerows and treebelts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	 The site is well contained by existing landscape elements and surrounding roads The scale of the site could accommodate strategic landscaping around the site boundaries Site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. Site would contribute towards National Forest Planting. 	inform site layout.

Version 1c 15/02/2014

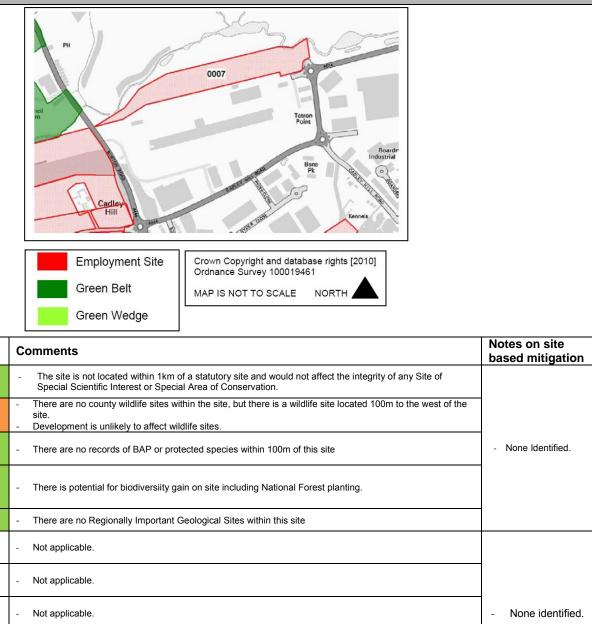
Site 12: S0007: Tetron Point, Swadlincote

Description:

Sustainability Appraisal

The site comprises of a strip of reclaimed land, which was formerly part of the Nadins opencast mineral workings, to the north of the established Bison premises at Tetron Point, Swadlincote.

The site represents brownfield land and is bounded by open land to the north and east, and by the A444 to the west. Planning consent exists for the development of a golf course to the north and a hotel and golf clubhouse facilities to the east.



Yes/No **Detailed considerations** Objective Will it conserve and enhance internationally or nationally important wildlife sites? To avoid damage to Will it conserve and enhance designated sites and locally important (non-statutory) wildlife sites? species (including UK and Could development affect Local BAP Priority Habitat protected species or BAP priority and Species) and enhance species? biodiversity and Will it provide tree planting or other geodiversity across the habitat creation on site including National Forest Planting (where District. relevant)? Will it protect sites of geological importance? Will it reduce the number of households waiting for ___ accommodation? Will it increase the range and affordability of housing for all social -groups? To provide decent and Will it improve the suitability of new affordable homes that homes for older and/disabled -groups? meet local needs. Will it provide sufficient housing to --Not applicable. meet existing and future need? Will it reduce the number of unfit or ___ Not applicable. empty homes? Will it meet the needs of gypsies or ___ Not applicable. travelling show people?

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?	 Development on a site this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people. 	
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to contribute towards new health facilities	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is 1.6km from the nearest local centre and 1100m of sports provision Could improve locally available leisure opportunities Could connect to an existing PROW network in this area and provide new National Forest planting 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- No known issues with crime and antisocial behaviour across identified sites	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain	7.6 05070.
To improve educational	Will it improve educational attainment amongst young people?	N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Employment development could increase the number of local jobs which in turn would be likely to support on the job or other forms of training.	- None Identified.
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?	 Overall levels of deprivation a relatively high within the Swadlincote Urban Area compared to the remainder of the District. The proximity of the site, couple with accessibility is likely to contribute toward tackling local employment deprivation. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 Bus stops are within 400m of the site on the A514. Sites are well related to existing housing sites and the wider urban area of Swadlincote and is accessible by a number of different means. The site lies adjacent to cycle and pedestrian routes 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 The site lies adjacent to a primary greenway route propose through the golf course and could support improvements to proposed routes in this area Development could support existing public transport services 	for Green Travel Plans, or other measures to secure non-car travel.
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 inclusion of this site in the Plan could increase employment land provision in Swadlincote and Church Gresley in a location close to existing development and committed growth. There is an hourly bus service serving William Nadin Way. The site lies adjacent to the Burton to Swadlincote 	
	Will it increase the proportion of journeys using modes other than cars?	- Site is well related to existing residential areas and is well served by public transport (within 400m of the site) and walking and cycling transport options.	- Requirements for Green Travel Plans, or other measures to secure non-
	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site together with other committed development in this area. It is unclear whether there is capacity in the local sewerage network to accommodate growth 	car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow?	- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Castle Gresley and Newhall and Stanton.	- None identified.
	Will it improve average incomes in the District?	- The proposed development will have an uncertain effect in respect of this objective	
	Will it encourage economic diversification?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?	 Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond. 	 Ensure good connectivity to Swadlincote town centre.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	- Economic development is likely to result in an increase in resource use.	- An appropriate design policy
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	 It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation. 	measures to minimise waste.
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 and Schedule 3 of the Flood and Water Management Act.	- An appropriate
	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 construction materials used overall could be reduced through the adoption of site waste management plans	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

-	Will it reduce water pollution?	- Development is unlikely to have any effect in respect of this objective	
	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally during site development and occupation. 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area.	amenity polices are included in
	Will it reduce noise pollution?	 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. 	the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	- This is a brownfield site and is not used for agriculture.	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- Small areas of high and moderate risk of pluvial flooding exist along the northern boundary of the site, although it is likely that development in this part of the site can be avoided due to its scale.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	 steered away from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site is located 1.6km from the nearest town centre and is within 400m from an hourly bus services The site is likely to increase resource and energy use. There may be limited potential to rail connect the site and adjacent employment land. 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- This would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within this area, which are likely to be affected by new development. 	- Ensure that the site respects locally important heritage assets.
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?	 New development in this area could connect to the National Forest, which is an increasingly important cultural and leisure resource within the District. 	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?	- Yes, the site is previously developed.	That existing
	Does it respect and protect existing landscape Character?	 The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. The site is largely contained within the wider Swadlincote urban area. 	hedgerows and tree belts on the site are preserved and
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site is well contained by existing landscape elements and surrounding roads. The site would contribute towards National Forest Planting and could provide links into the neighbouring golf course, which is currently under construction. 	inform the site layout.

Version 1c 16/02/2014

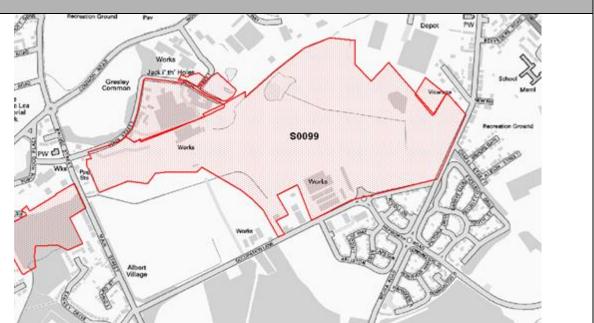
Site 13: S0099: Land at Occupation Lane

Description:

The site is located on the edge of Woodville and comprises of vacant, poorly restored land that has previously been worked for minerals and subsequently reclaimed. In the northern part of the area lies the former premises of TG Green Pottery, which contains listed bottle kilns.

The site is bordered to the north by established industrial premises, to the east and south by housing and to the west by industrial premises and open land, beyond which lies Albert Village.

Swadlincote town centre is approximately 1 km from the site. The site is in multiple ownership and there is high developer interest.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance internationally or 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. 	
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 There are no County Wildlife Sites within 300m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		 No records held indicating protected or BAP species within 100m of the site 	- None Identified.
biodiversity and geodiversity across the District.	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 site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines 	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?	 Development will deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. 	
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to contribute towards new health care provision	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located 600m from Woodville Local centre, and within 800m of a primary school and Sports pitch (although it is unlikely pupils could be accommodated at Woodville Primary) Bus stops are located within 400m on the A514 and A511. Could improve locally available leisure opportunities Could connect to an existing PROW network in this area 	locally.
To improve community	Will it reduce crime and fear of crime	- This area is subject to significant levels of antisocial behaviour within the site owing to the presence of a number of derelict sites within and immediately surrounding this area	
safety and reduce crime and fear of crime.	Will it reduce the number of people involved in accidents	 New development in this area may be able to deliver improvements around Clock Island, including the provision of an alternative regeneration route for traffic heading towards Swadlincote from Ashby de La Zouch. 	- As above.
To improve educational	Will it improve educational attainment amongst young people?	- Development is unlikely to have any significant effect against this objective.	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no or lower level qualifications?	 Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training. 	- None Identified.
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	 Overall levels of deprivation are relatively high within the Swadlincote and Woodville compared to the remainder of the District. Employment development would create significant new jobs in one of the most deprived parts of the district, in a location which is accessible by a range of transport modes. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 The site is well related to the urban area of Swadlincote. The nearest local centre is Woodville within 600m of the site. Bus stops are located within 400m of the site on the A511 and A514 There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km). 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Development of this scale would contribute towards new open space provision and National Forest planting. New employment development would increase local employment opportunities locally (most employment sites are located in excess of 2km from this site) There may be potential to improve public transport and walking and cycling routes locally. Development of the site would need to be supported by the provision of phase 2 of the Woodville – Swadlincote Regeneration Route. 	for Green Travel Plans, or other measures to secure non-car travel.
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?	- This development would provide an alternative transport link, the Woodville-Swadlincote Regeneration Route, from Butt Lane to the A514 and would alleviate congestion at the A511 / A514 Clock Island junction, around this pinch point during peak times.	
	Will it increase the proportion of journeys using modes other than cars?	 There are hourly bus services passing the site along the A514 and A511, including the Number 61 (Swadlincote–Derby) and 9 (Burton–Ashby). There may be opportunity to improve off road walking and cycling routes on site and improve connections to proposed PROW in The National Forest. Employment development would increase employment choice locally. 	- Requirements for Green Travel Plans, or other measures to secure non-
	Will it make the best use of other infrastructure?	 Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements There are no known requirements for additional water supply or electricity network improvements in this area 	car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow?	-	The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.		
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	-	Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	-	None identified.
	Will it improve average incomes in the District?	-	The proposed development will have an uncertain effect in respect of this objective		
	Will it encourage economic diversification?	-	Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.		
To diversify and strengthen local, urban and rural economies,	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	-	The allocation of employment land will ensure provision over the whole plan period to 2028.	-	None identified.
	Will it help support and encourage the growth of the Rural Economy?	-	Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.		
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	-	Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond.		Ensure good connectivity to Swadlincote centre.
To improve the quality of	Will it improve the quality of new development?	-	Performance will be dependent on the design and implementation of individual schemes.		
new development and the existing built environment.	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.	-	None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	-	New development would lead to a general increase in waste generation, during construction and operation phases. There may be very limited opportunities to reuse demolition waste on site, although impacts would not be significant.		An appropriate design policy could help
increase the reuse and recycling of waste materials.	Will it increase waste recovery and recycling?	-	New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.		ensure measures to
	Will it reduce the proportion of waste sent to landfill?	-	It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.		minimise waste.
	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 and Schedule 3 of the Flood and Water Management Act.		An appropriate
To promote sustainable forms of construction and sustainable use of natural resources.	Will it help reduce the need for land won primary minerals, including sand and gravel?	-	There is no or very limited potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans		policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	-	There may be potential to secure water efficiency measures on site including grey water recycling. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.		appropriate sites.

	Will it reduce water pollution?	- Development will have no significant impact on local water quality.	
To reduce water, light, air	Will it reduce light pollution?	 Development is likely to lead to increased illumination locally during site development and occupation but this could be consistent with surrounding land uses. There may be potential for light pollution complaints given the location of housing close to the site 	- Ensure appropriate
and noise pollution.	Will it improve air quality?	- Development is unlikely to have any notable air quality impacts in this area	amenity policies are included in the plan.
	Will it reduce noise pollution?	 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 There may be potential for noise complaints given the nearby location of housing. 	_ the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 This site is poorly restored, having been used historically for the extraction of minerals Around 11ha of the site is greenfield, although it is not in productive agricultural use 	- None identified.
To reduce and manage	Will it reduce the impacts of flood risk?	- This site is located outside of an area at fluvial flood risk.	- Ensure development is
flood risk and surface water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform to emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	 steered away from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site would be within 400m of existing bus stops, within 800m of Woodville Local Centre. Employment land provision will be on site and would serve existing communities 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- This would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 The redevelopment of this site would be expected to secure the reuse of the former TG Green Factory which is Grade II* listed and currently on the heritage at risk register. It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns. 	- Ensure that the site respects locally important heritage assets.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. It could also open up this area and potentially improve public access to identified heritage features within the site 	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Site would contribute to reuse of a previously developed and poorly restored minerals site.	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 Site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity Development in this urban fringe location would have an impact on the residential development surrounding the site, due to loss of views over an area of open landscape. The site is almost entirely surrounded by built development, except for a small area to the north west and south west of the site, where significant tree planting would screen new development from the countryside beyond. 	- That existing hedgerows and tree planting on the site are preserved and inform the site
Version 1c 16/02/2014	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 There is an outgrown hedgerow/tree belt to the south of an existing haulage yard. The central part of the site is largely devoid of existing landscape features 	layout.

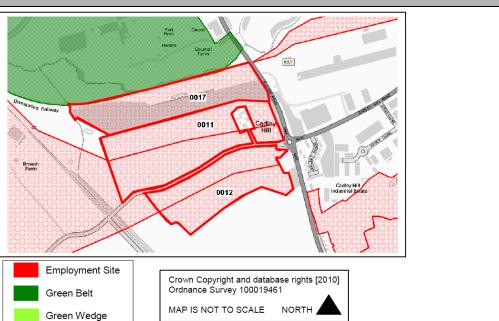
Version 1c 16/02/2014

Site 14: S0011 and S0012: Sites West of Swadlincote

Description:

The two sites, 0011 and 0012, lie to the west of Swadlincote beyond the A444 and comprise of land in agricultural use and are bordered by trees and hedgerows. Residential areas lie to the east of the A444 and site 0011, surrounds a small housing development.

The sites are in single ownership and there is a medium level of developer interest on this site



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to	Will it conserve and enhance internationally or nationally important wildlife sites?		 The 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. 	
designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no local wildlife sites on either of the sites, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site.	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m of the site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- The site is located in the National Forest and would be expected to contribute to National Forest Planting	
	Will it protect sites of geological importance?		- Site is not located within 1km of a Regionally important geological site	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

	Will it improve people's health or wellbeing?	 The site would support delivery of new informal and formal open space and could provide opportunities to connect to forest planting and other green infrastructure locally. 	F actor a
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to fund additional healthcare provision.	- Ensure new development improves access by walking and cycling routes
	Will it promote healthy lifestyles?	 Site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site 	locally.
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	 There are no identified impacts from site development in respect of this issue Would be largely determined by design and layout of any site 	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Impacts are uncertain.	- AS above.
To improve educational	Will it improve educational attainment amongst young people?	 - N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training.	- None Identified.
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?	 Overall levels of deprivation are relatively high within the Swadlincote Urban Area, compared to the remainder of the District. However, access to the sites are relatively poor and new development would need to be supported by additional public transport, walking and cycling provision to make the sites accessible. 	- None identified.
To improve local accessibility to healthcare, education, employment,	Will it make access easier for those households who do not have a car?	 There are homes located in nearby Castle Gresley. Bus services run three times per hour between Burton and Swadlincote, and once per hour during the night. Development would need to be supported by significant improvements to walking and cycling routes. 	- Requirements
food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Development of this scale could contribute towards new open space provision and National Forest planting. New employment development would also increase local employment opportunities There may be potential to improve public transport and walking and cycling routes locally through development. 	for Green Travel Plans, or other measures to secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development in this area could have an uncertain impact on the A444 and the surrounding road network Development in this area is unlikely to have any significant impact on the local road network and could enhance walking and cycling provision locally. 	
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	- The sites are well related to existing residential areas and are well served by public transport.	- Requirements for Green Travel Plans, or other measures to secure non-
transport walking and cycling).	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth. 	car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce	- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	-
economic growth and maintain economic competitiveness.	unemployment rates and disparities across the district?	- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	- None identified.
	Will it encourage economic diversification?	- The proposed development will have an uncertain effect in respect of this objective	
	Will it improve average incomes in the District?	 Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out. 	
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	- The allocation of employment land will ensure provision over the whole plan period to 2028.	- None identified.
	Will it help support and encourage the growth of the Rural Economy?	- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	 Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond. 	 Ensure good connectivity to Swadlincote town centre.
To improve the quality of	Will it improve the quality of new development?	- Performance will be dependent on the design and implementation of individual schemes.	
new development and the existing built environment.	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. 	- None identified.
To minimise waste and	Will it lead to the reduced consumption of materials?	- Economic development is likely to result in an increase in resource use.	- An appropriate design policy
increase the reuse and	Will it increase waste recovery and recycling?	 New development could support improvements to waste recovery and recycling on the sites. The scale of impacts would be dependent on site waste management. 	could help ensure
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	 The sites could be subject to areas of contamination due to its historic use as a landfill site. Site remediation could increase waste generation during construction, although this is uncertain. Performance during operation will be dependent on the design and implementation of individual schemes. 	measures to minimise waste.
	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 and Schedule 3 of the Flood and Water Management Act.	- An appropriate
To promote sustainable forms of construction and sustainable use of natural resources.	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 	policy could help ensure rainwater and grey water recycling on
	Will it help ensure water resources are used efficiently?	 There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	appropriate sites.

	Will it reduce water pollution?	- Development is unlikely to contribute towards water quality improvements within this area.	
	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally, during site development and occupation. 	- Ensure appropriate
To reduce water, light, air and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area. 	amenity policies are included in the plan.
	Will it reduce noise pollution?	- Development is likely to lead to increased noise levels locally, during site development and occupation.	the plan.
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Site is greenfield and in agricultural use. Around half of the sites fall with in an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land. 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 This site is almost entirely located outside of an area at fluvial flood risk, although a very small area of the northern site is at flood risk from the Darklands Brook flowing out of bank. Remainder of site is not at flood risk and development will have no discernible impact. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	- Site is within 2km of a local centre km of Swadlincote town centre, 400m of an hourly or better bus service	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 No architectural features have been identified within in this area which are likely to be affected by new development. There is limited potential for below ground archaeology in this location 	- Ensure that sites respect locally important heritage assets.
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?	 New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	 Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	- Site is greenfield	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside. Area is located in a natural dip which could reduce visual impacts of development in this area 	 That existing hedgerows and tree belts on the site are preserved and inform the site
Version 1c 14/02/2014	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 Site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS. The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	layout.

Version 1c 14/02/2014

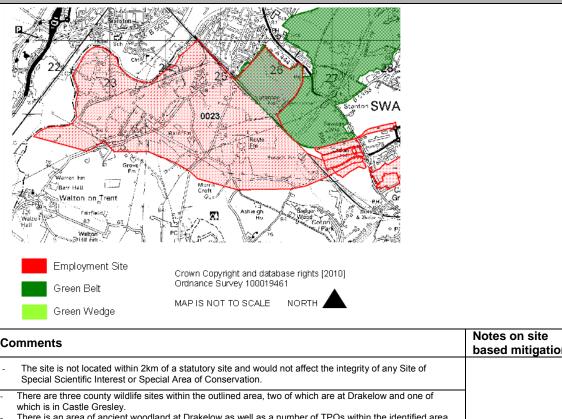
Site 15: S0023: Land at Drakelow and Stanton

Description:

The site comprises of a large area of land between the A444 in South Derbyshire and the River Trent. It comprises of fields which are used for agricultural purposes and are bordered by; trees and hedgerows, the former Drakelow Power Station site, the Roger Bullivant Ltd industrial premises and a number of farms and dwellings.

The A444 forms the main eastern boundary of the site. The edge of built development in East Staffordshire forms the northern boundary of the site and the River Trent forms the western boundary of the site, with the site promoter proposing further development beyond in Staffordshire, as far as the A38. Open agricultural land lies to the south. The area is in multiple ownership and there is known to be significant to medium developer interest in parts of the site.

Land at the former Drakelow Power Station site already has planning consent for mixed use development, including an area for industrial and business development, measuring some 12ha.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
T	Will it conserve and enhance internationally or nationally important wildlife sites?		 The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. 	
To avoid damage to designated sites and species (including UK and	Will it conserve and enhance locally important (non-statutory) wildlife sites?		 There are three county wildlife sites within the outlined area, two of which are at Drakelow and one of which is in Castle Gresley. There is an area of ancient woodland at Drakelow as well as a number of TPOs within the identified area. 	
Local BAP Priority Habitat and Species) and enhance	Could development affect protected species or BAP priority species?		- Recording of Bats, Badger, Water Vole, Otter and Skylark on site	- None Identified.
biodiversity and geodiversity across the District.	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- There is potential for biodiversity gain on the site including National Forest planting.	
	Will it protect sites of geological importance?		- There are no Regionally Important Geological Sites within this site.	
	Will it reduce the number of households waiting for accommodation?		- Not applicable.	
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
To provide decent and affordable homes that meet local needs.	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	- None identified.
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

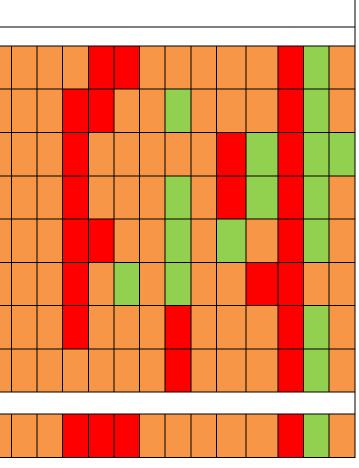
	Will it improve people's health or wellbeing?	 Development will deliver new and connect to existing informal local space owing to its National Forest Location. It is unclear whether development will contribute to local sports provision. 	- Ensure new
To improve the health and well-being of the population.	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	- Development is unlikely to contribute towards new health care provision	development improves access by walking and cycling routes locally.
	Will it promote healthy lifestyles?	 Site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site 	
To improve community safety and reduce crime	Will it reduce crime and fear of crime?	- No known issues with crime and antisocial behaviour have been identified across the site.	- As above.
and fear of crime.	Will it reduce the number of people involved in accidents?	- Uncertain impacts identified.	- As above.
To improve educational	Will it improve educational attainment amongst young people?	- N/A	
achievement and improve the District's skills base.	Will it reduce the number of working age residents who have no, or lower level qualifications?	- Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training.	- None Identified.
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?	 Overall levels of deprivation are relatively high within the Swadlincote compared to the remainder of the District. Employment development would create significant new jobs in one of the most deprived parts of the district, in a location which is accessible by a range of transport modes. 	- None identified.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources	Will it make access easier for those households who do not have a car?	 It is likely that significant new highways infrastructure would be needed to serve development in this location, potentially connecting the A38 to the A514. Planning Consent for the redevelopment of the former Drakelow Power Station is conditional on the provision of a new bypass and river crossing, connecting the site to the A38. Existing buses run three times per hour between Burton and Swadlincote. The scale of the site could help support new or improved public transport services. Development would need to be supported by significant improvements to walking and cycling routes. 	- Requirements for Green Travel Plans, or other
(including open spaces and sports facilities) and promote healthy and sustainable travel or non- travel choices.	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?	 Development of this scale would contribute towards new open space provision and National Forest planting. New employment development would also increase local employment opportunities locally. A development of this scale would need to be supported by improvements to public transport and walking and cycling routes locally. 	 measures to secure non-car travel.
To make best use of	Will it minimise the impact of traffic congestion on the strategic and local road network?	 Development in this area on the scale proposed could have a very significant impact on the local road network. The development is related close to local employment, although its dislocation from other services could encourage car use. Site could contribute towards enhanced walking and cycling provision and public transport locally locally 	- Requirements
existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public	Will it increase the proportion of journeys using modes other than cars?	- Unclear would depend on the measures included to support development on the scale proposed.	for Green Travel Plans, or other measures to secure non-
transport, walking and cycling).	Will it make the best use of other infrastructure?	 Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. It is unclear whether there is capacity in the local sewerage network to accommodate growth. 	car travel.

To achieve stable and sustainable levels of	Will it encourage the creation of new businesses or existing businesses to grow?	-	The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.		
economic growth and maintain economic competitiveness.	Will it reduce unemployment rates and disparities across the district?	-	Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	- None ider	ntified.
	Will it improve average incomes in the District?	-	The proposed development will have an uncertain effect in respect of this objective		
	Will it encourage economic diversification?	-	Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.		
To diversify and strengthen local, urban and rural economies.	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	-	The allocation of employment land will ensure provision over the whole plan period to 2028.	- None ider	ntified.
	Will it help support and encourage the growth of the Rural Economy?	-	Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.		
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?	-	The site is located away from town centres in Swadlincote and Burton,	 Ensure ge connectiv Swadlince on town c 	rity to ote/Burt
To improve the quality of	Will it improve the quality of new development?	-	Performance will be dependent on the design and implementation of individual schemes.		
new development and the existing built environment.	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.	- None ider	ntified.
To minimise waste and	Will it lead to the reduced consumption of materials?	-	Economic development is likely to result in an increase in resource use.	 An appro design po 	blicy
increase the reuse and	Will it increase waste recovery and recycling?	-	New development could support improvements to waste recovery and recycling on the site. The scale of impacts would be dependent on site waste management.	could help ensure	р
recycling of waste materials.	Will it reduce the proportion of waste sent to landfill?	-	The site could be subject to areas of contamination due to its historic use as a landfill site. The site remediation could increase waste generation during construction, although this is uncertain. Performance during operation will be dependent on the design and implementation of individual schemes.	measures minimise	
	Will it promote the implementation of sustainable construction techniques?	-	 All new commercial buildings will be operationally carbon neutral by 2019 and would be expected to incorporate SUDs on implementation of Schedule 3 of the Flood and Water Management Act. Prior to 2019 would be dependent on the approach of the developer, in respect of site design and building construction. 	- An appro	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it help reduce the need for land won primary minerals, including sand and gravel?	-	Part of the site is brownfield, although this has consent for mixed use development and the developers have not indicated any intention towards employment use as part of a larger site.	policy cou ensure ra and grey recycling	inwater water on
	Will it help ensure water resources are used efficiently?	-	May be potential for reuse of surface water on the site for vehicle cleaning or servicing utilities. This would be dependent on the site developer and occupiers specifying such measures. Potential for inclusion of SUDS which could contribute towards ground water recharge.	appropria sites.	IE

	Will it reduce water pollution?	- Development is unlikely to contribute towards water quality improvements within this area.	
To reduce water, light, air	Will it reduce light pollution?	 Development of this nature is likely to lead to increased illumination locally, during site development and occupation. Given the scale of the development and the location of nearby residential properties development could increase light pollution complaints 	 Ensure appropriate amenity policies
and noise pollution.	Will it improve air quality?	 Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area. 	are included in the plan.
	Will it reduce noise pollution?	 Development is likely to lead to increased noise levels locally, during site development and occupation. Given the scale of the development and the location of nearby residential properties development could increased noise complaints locally. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?	 Site is a mix of brownfield and greenfield land with most being agricultural land Around 80% of the greenfield land element is Grade 2 land which makes it best and most versatile 	- None identified.
To reduce and manage flood risk and surface	Will it reduce the impacts of flood risk?	 There are notable areas within the identified site, at medium to high risk of flooding along the Darklands Brook. There is a high risk of pluvial flooding in a number of areas within the development area. Given the scale of the site in relation to areas at flood risk, it is likely that development in flood zones could be avoided. 	- Ensure development is steered away
water run-off.	Will it reduce unmitigated release surface water runoff?	 New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	from areas at risk.
To reduce and manage the impacts of climate	Will it reduce the causes of climate change?	 Site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre The site is likely to increase resource and energy use. There may be potential for the site to be rail served. 	
change and the District's contribution towards the causes.	Will it provide opportunity for additional renewable energy generation in the District?	- Would be dependent on the design and implementation of any scheme.	- None Identified.
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?	 Large scale development could impact on the setting of listed buildings and structures within, and on the edge of Drakelow Park and at Royle Farm. Large scale development could have a detrimental impact on the Walton on Trent Conservation Area. The loss of greenbelt as a result of this proposal could have a negative impact on the cultural identity of Swadlincote, as the scale of growth could lead to the coalescence of the two towns, if the whole site came forward for built development. 	- Ensure that the site respects locally important heritage assets.
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?	 New development in this area is in the National Forest, which is an increasingly important cultural and leisure resource within the District. Development could improve footpath and cycle path connectivity, potentially improving access to proposed routes within and around Drakelow Park (including listed buildings and ancient woodland) and Walton on Trent. 	- Ensure sites connect to existing public rights of way and cycle routes.
	Will it reduce the amount of derelict and degraded land within the District?	 Previously developed land at Drakelow which has planning consent for housing is likely used for mixed use development, which is already consented. The remainder of the site is greenfield and mainly in agricultural use. 	
To conserve and enhance the District's landscape and townscape character.	Does it respect and protect existing landscape Character?	 The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. The land is not contained by urban form and development would represent a prominent intrusion into the open countryside. The development of the land would undermine the objectives of the South Derbyshire Greenbelt by physically connecting Swadlincote and Burton-on-Trent, including development within a significant area of the Greenbelt itself. 	- That existing hedgerows and tree belts on the site are preserved and inform the site
Version 1	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	 The site lies within the National Forest and would contribute towards new tree planting and habitat creation. There are a number of woodland block, ponds and established field boundaries on site. Given the scale of the site, there may be potential to integrate some of these features into any employment site. 	layout.

Appendix 7:	Site et	ffects	s in c	omb	oinat	ion																																										
	Will it conserve and enhance internationally nationally important wildlife sites? Will it conserve and enhance locally important (non-	fe sites)? ment affect protect	Will it provide tree planting or other habitat creation on site	Will it protect sites of geological importance? Will it reduce the number of households waiting for	odation?	Will it improve the suitability of new homes for older and/disabled groups?	Will it provide sufficient housing to meet existing and future need?	Will it reduce the number of unfit or empty homes?	avelling show	will it promote healthy lifestyles?	Will it reduce crime and fear of crime	Will it reduce the number of people involved in accidents	Will it improve educational attainment amongst young beople?	Will it reduce the number of working age residents who have no or lower level qualifications?	Will it narrow the inequality gap between the richest and nonrest in the District?	Will it make access easier for those households who do not have a car?	Will it help deliver new or protect existing local services and facilities and promote the provision of	new facilities and public transport provision? Null it minimises the impact of traffic concretion on the	will it intrimities the intpact of using congestion of the strategic and local road network? Will it increase the proportion of intrineus using modes	other than cars?	Will it make the best use of other infrastructure? Will it encourage the creation of new businesses or	existing businesses to grow? Will it reduce unemployment rates and disparities	across the district? Will # concurrent concorning	Will it encourage economic diversincation? Mill it immove averate incomes in the District?	sion of an	employment land and protect existing viable employment sites? Will it help support and encourage the growth of the	omy?	sting shopping facil	Will it improve the quality of new development Will it provide potential to use locally available natural	 reduce consumption of materia aste recovery and recycling?	Will it reduce the proportion of waste sent to landfill?	Will it promote the implementation of sustainable construction techniques?	educe the need for land wo cluding sand and gravel?	Will it help ensure water resources are used efficiently?	Will it reduce water pollution?	Will it reduce light pollution?	\geq	Will it reduce noise pollution?	Will it reduce the loss of agricultural land to new development	poo	will it reduce unmitigated release surrace water runoff?	Will it reduce the causes of climate change? Will it provide concernity for additional repeated	Will it protect and enhance the setting of historic	res	Will it improve access to the public and understanding of the District's historic and cultural features?	Will it reduce the amount of derelict and degraded land within the District	uoes ir respect and protect existing landscape Character? Will it protect and create open spaces. landscape	features, woodlands, hedges and ponds
Swadlincote Area																																																_
Housing Sites																																																
William Nadin Way																																																
Land at Church Street/ Bridge Stree	et																																															
Land at Broomy Farm																																																
Council Depot																																																
Occupation Lane																																																
Employment Sites																																																
Occupation Lane																																																
Cadley Hill																																																
Villages and remain	nder of the [District																																														
Housing Sites																	1																															
Drakelow Park, Burton on Trent																																																
Hilton Depot, Hilton																																																
Aston Hospital, Aston																																																
Land at Longlands, Repton																																																
South of Willington Road , Etwall																																																
Land North East of Hatton																																																
Employment sites							· · · ·																																									
Hilton Business Par	rk																																															
Dove Valley Business Park																																																

Derby Urban Area																			
Housing																			
Boulton Moor (Phase 2)																			
Boulton Moor (Phase 3)																			
Chellaston Fields																			
Holmleigh Way																			
Wragley Way																			
Primula Way																			
Highfields Farm																			
Hackwood Farm																			
Employment																			
Infinity Park (GTC Extension)																			



South Derbyshire District Council Community and Planning Services

Local Development Framework

Sustainability Appraisal Local Plan Part 1

Non-Technical Summary March 2014

Published by: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH March 2014