

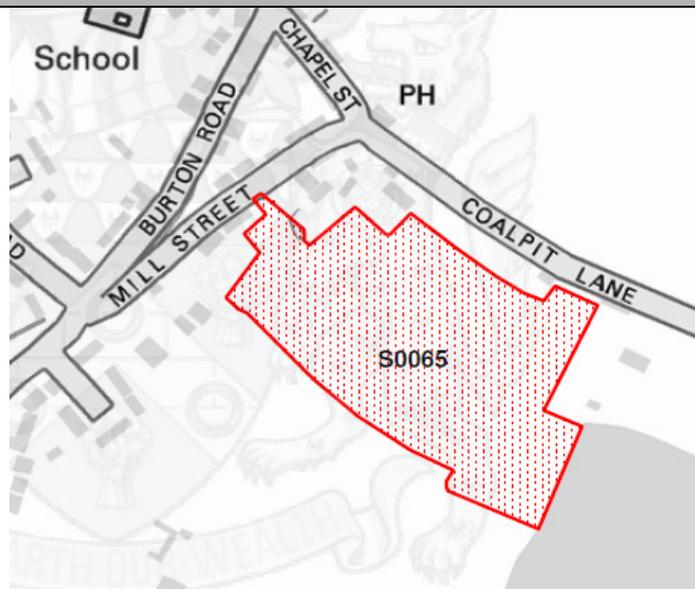
**Site: S0065. Land off Mill Street, Coton in the Elms**

**Description:**

The village of Coton in the Elms lies towards the south of the District, and is located approximately 11km south of Burton upon Trent. Coton in the Elms is a small village in an area rural in character.

There are no other sites within Coton in the Elms that have been included in the SHLAA.

The site is a greenfield site and currently agricultural land. The site of 2.45ha is in multiple ownership, however the owners are all willing to develop the site for residential use, although at present there is no developer interest.



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- Site is not located within 1km of a statutory site. The site is within the catchment of the River Mease SAC, although foul water would be exported out of catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3. - SUDS in accordance With Policy SD2 and SD3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD384, Church Street, Grassland. - Potential Wildlife Site is within 300m of SDR6286 Long Furlong Farm Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	Red	- No, site 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?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located at Rosliston (within 1700m of the site).</li> <li>- Development could potentially contribute towards the provision of, or expansion of existing facilities within 3km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre however the site is located within 800m of a convenience store, Coton in the Elms Primary School, Village Hall and Public House, but it is in excess of 1200m from a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The development of the site would have an uncertain impact in respect of reducing accidents and improving safety within or around the site and would be largely determined by the detailed design and layout of development schemes.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is within Coton in the Elms. The School has some space capacity with 126 pupils attending the school with a capacity of 140 pupils.</li> <li>- The nearest secondary school is the William Allit School, which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However, the impact on viability of the gradient would need further assessment.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Although bus stops are within 400m, the bus service is only two hourly. The village has only limited facilities, including a primary school, shop, village hall, pub, open play space and mobile library service, although the site lies within 800m of these.</li> <li>- There is an existing footpath adjacent to the site on Mill Street, however there is no metalled footpath on Coalpit Lane.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of improved education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect in respect of congestion on the local road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of the site..</li> <li>- There is no established off road cycle route adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is headroom at Clay Mills WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband is available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, but is unlikely to comprise the best and most versatile land (likely to be Grade 3)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- A very small element of the western boundary of the site is located within flood zone 2 and 3a, however the majority of the site is located within flood zone 1.</li> <li>- Site contains a small area of low susceptibility to surface water flooding at the westernmost point.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is not within 800m of an hourly bus service, but is within 800m of village centre facilities.</li> <li>- It is more than 4km from the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of a conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. However HERS18308 Ridge and Furrow, south west of school is located within 65m of the site.</li> <li>- Uncertain potential for in ground archeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District..</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S030. Willington Road, Findern**

**Description:**

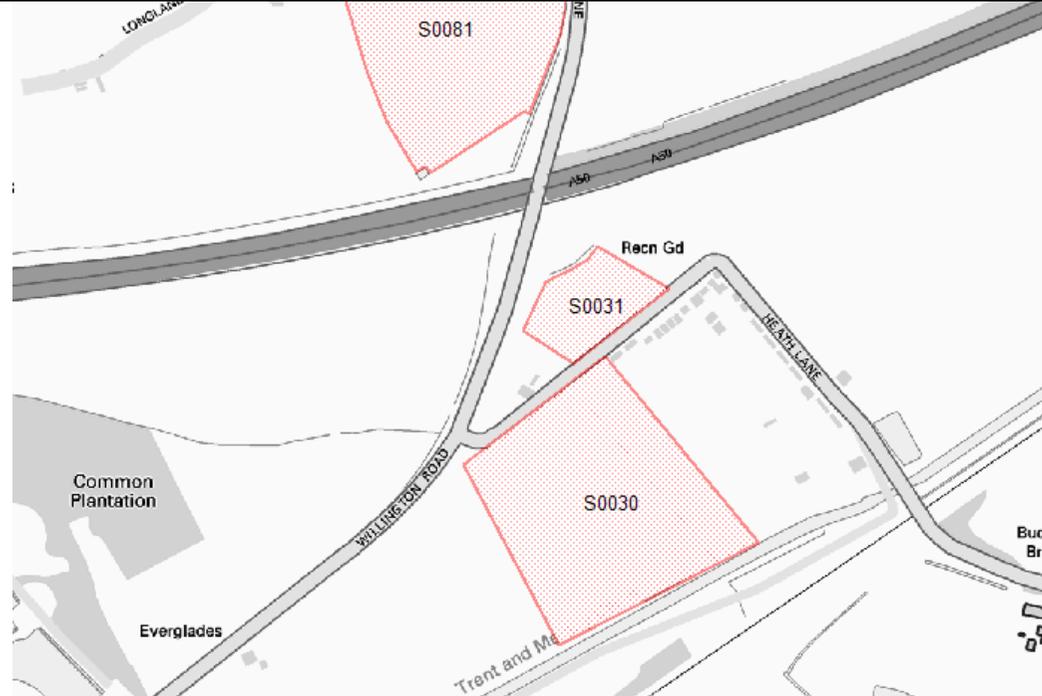
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural lane. It extends some 5.15ha and is currently in single ownership. There is no developer interest in the site.

**Key**



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is located within 300m of County Wildlife Site SD395 Yew Tree Meadows and SD086 Findern Meadows.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site would contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site could contribute toward open space and recreation provision both on site and within 1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main settlement. The site is within 1200m of the village centre. - The site is located within 400m of an hourly bus service to Derby and Burton. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision). - There is a metalled footpath opposite the site which connects the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There are no established off-road cycle paths adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally in this rural location, during site development and occupation, although is likely to be consistent will illumination from surrounding developments.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development and post development noise generation would be consistent with surrounding development. .</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Land is likely to be agricultural classification Grade 2 – very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- The site contains a very small area with low susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site within 400m of an hourly bus service and within 1200m of the village centre,</li> <li>- The nearest employment site is Toyota, which is less than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any listed building. However the Trent and Mersey Canal Conservation Area is located to the south of the site.</li> <li>- HERS19901 Willington Road covers most of the site ans HERS99002 Trent and Mersey Canal is to the south of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies adjacent to to the Trent and Mersey Canal Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the Trent and Mersey Canal to the south, Willington Road to the north and hedgerows to the east and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0031. Heath Lane, Findern**

**Description:**

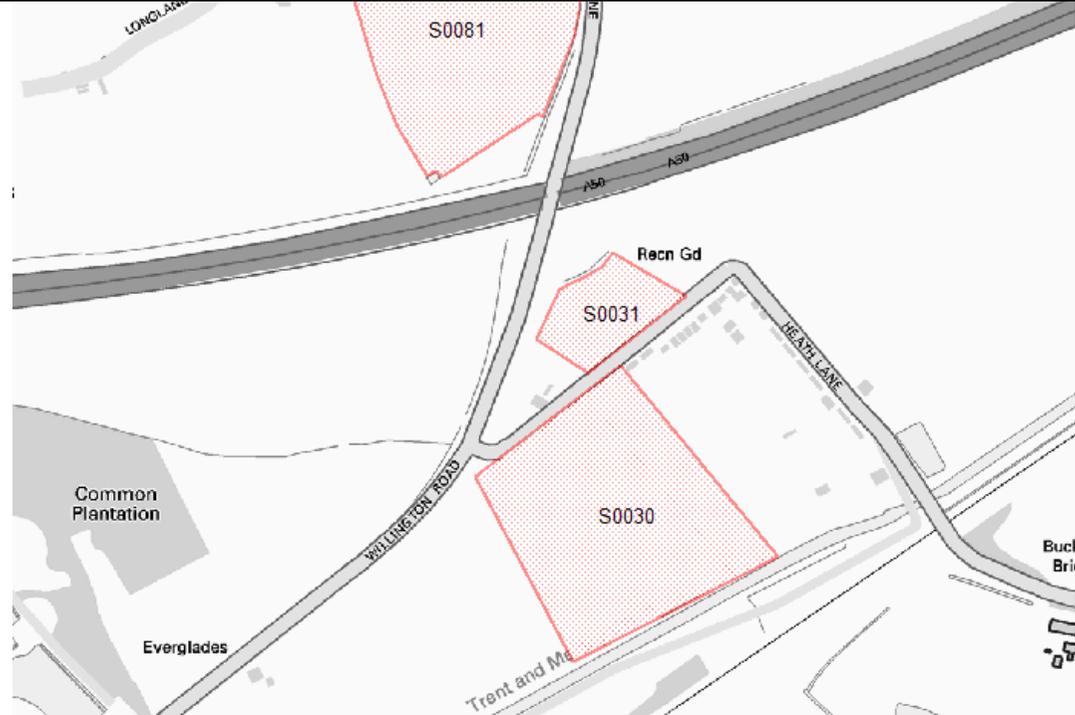
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural land and a paddock. It extends some 1.01ha and is currently in single ownership. There is no developer interest.

**Key**



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- County Wildlife Site SD395 Yew Tree Meadows covers the site and County Wildlife Site SD086 Findern Meadows is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development could improve open space and recreation provision both on site and within 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some space capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Findern. The site is within 400m of an hourly bus service to Derby and Burton - The site lies within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact identified	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield. Land is likely to be agricultural classification Grade 2 – very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- The northern part of the site has low susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus stop and within 1200m of the village centre.</li> <li>- The nearest employment site, Toyota, lies within 4km.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Willington Road to the south and hedgerows to the south east and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0067. Field off Porter Lane, Findern

### Description:

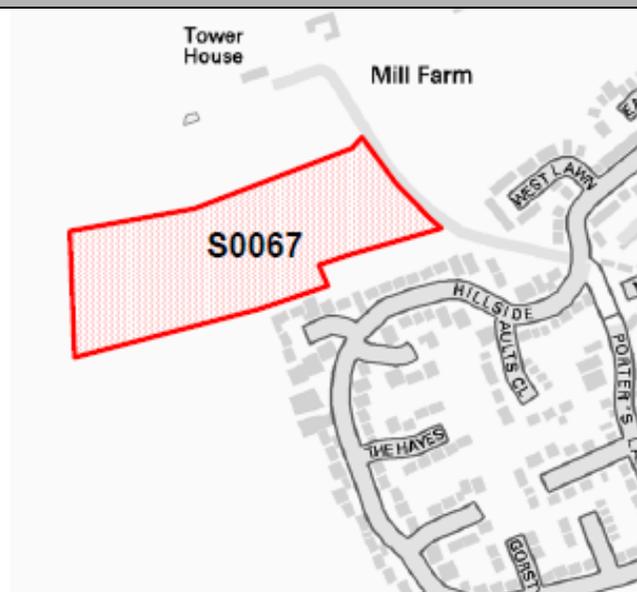
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises an agricultural field, elevated above surrounding land and sloping to the south. The site extends 2.95ha and is currently in single ownership, with high developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision both on-site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including sports pitch and village centre, however is in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety, which will be largely determined by the detailed design and layout of the development.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the the impact on viability of the gradient and access issues would need further assessment. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of Findern village centre. There is an hourly bus service within 800m of the site. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would be of too small a scale to have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of the hourly bus service connecting Findern to Derby. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield and is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of Findern village centre and an hourly bus service.</li> <li>- The site is more than 4km away from the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation,</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> <li>- The site sloped to the south</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site has largely open boundaries, with hedgerows adjacent to Porter's Lane to the east and established development to the south east.</li> <li>- Hedgerows could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0081. Field No.6110 (Heath Farm), Heath Lane, Findern

### Description:

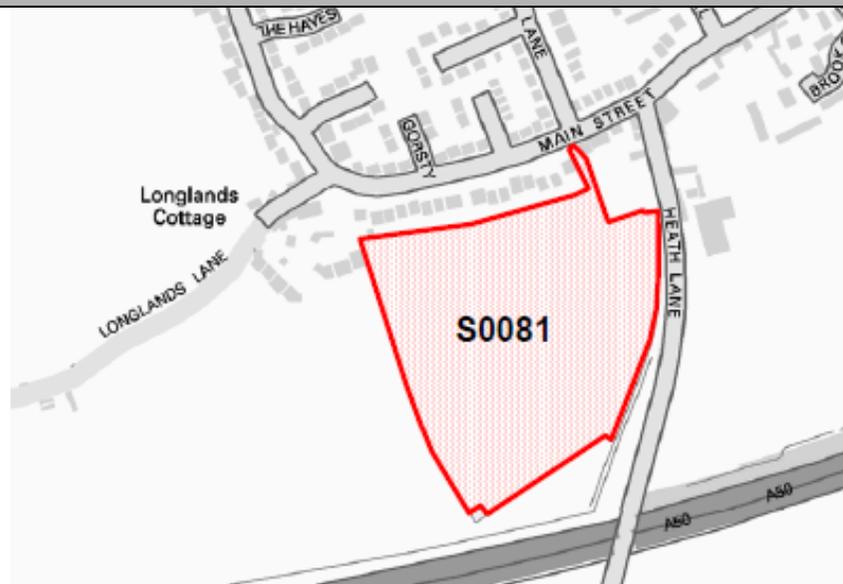
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural land that contains agricultural buildings, including a farmhouse to north of site. There is also a public footpath through the site and a Tree Preservation Order which covers the western boundary. The site extends some 4.68ha and is currently in single ownership; there is low developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD086 (Findern Meadows) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to 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 improvements to open space and or local sports provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch, however is in excess of 1200m from Findern Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. 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 John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 800m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwell, almost 10km away by road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield and is likely to be classified as Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1.</li> <li>- The south and part of the west of site is located within area of low susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service and 800m of the village centre,</li> <li>- The site is more than 4km away from the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for below ground archaeology in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0110. Land off Common Piece Lane, Findern**

**Description:**

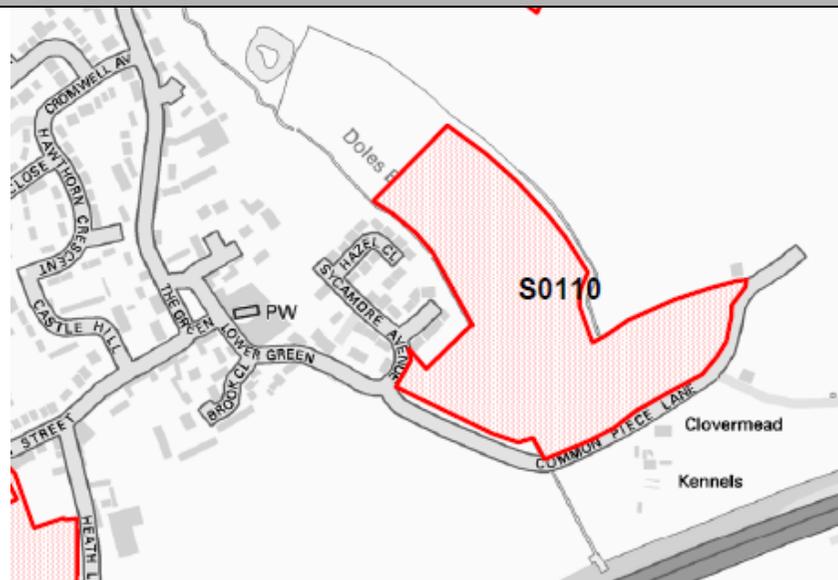
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises a mixture of allotments, agricultural land and unimproved meadow land, which is protected under the BAP for lowland Derbyshire. The site extends some 5.29ha and is currently in single ownership. The site is constrained by a brook and electricity pylons running through the site, the site sloping sharply to the west and part of the site being in Flood Zones 3a and 3b.

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non-statutory wildlife site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to 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 improved access to or deliver new formal and informal open space on site or within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch. However the primary school is in excess of 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. .	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some space capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 800m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that the proposal would deliver shops and services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, Land is likely to be Grade 3 good to moderate quality agricultural land..</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Part of the site lies within flood zone 3b, 3a and 2. Housing development could be located outside of land within flood zone 3b.</li> <li>- The eastern part of the site contains substantial areas of low, medium and high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service and within 800m of the village centre. ,</li> <li>- The site is in excess of 4km away from the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- HERS sites 19911 (possible Fishpond) located to the east of the site</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
- To conserve and enhance the District's landscape and townscape character	- Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	- Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	- Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

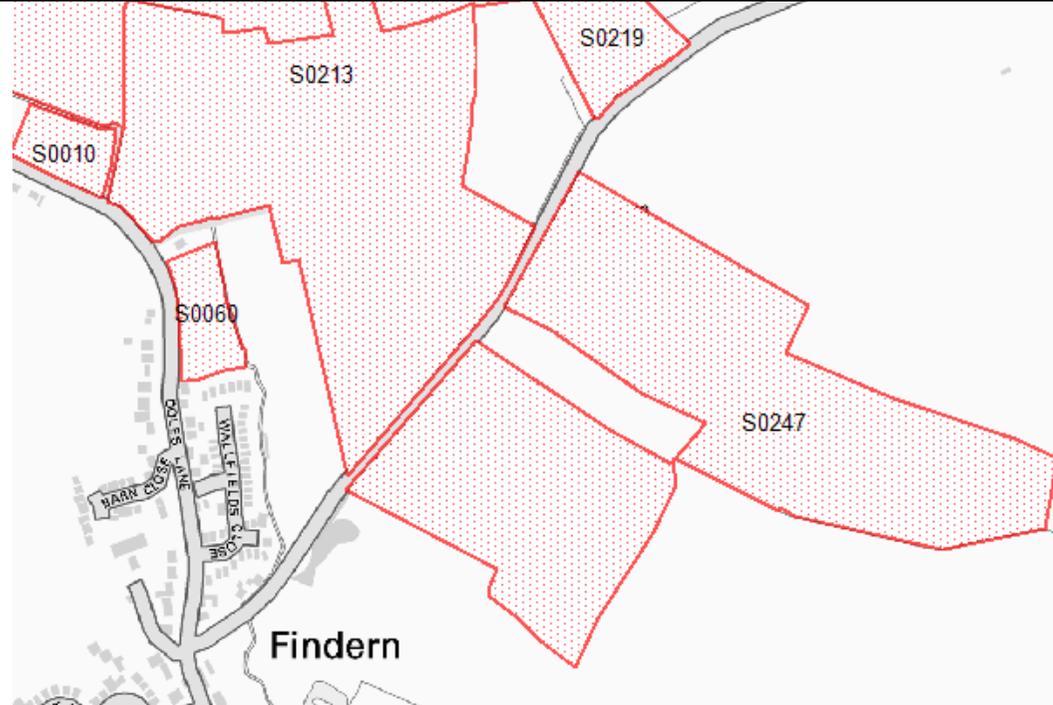
- Version 1b

**Site: S0247. Land at Landown Farm, Findern**

**Description:**

The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises agricultural land with the following use class on part of the site: light industrial use class -B2/B3/B4, business use class - B1 and equestrian use class - D2. The site extends 15.1ha, slopes slightly to the north and is currently in single ownership. There is high developer interest in the site.



**Key**



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site has potential to deliver open or recreation space on site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety. 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 John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located away from the existing village, but will be located within 1200m of Findern village centre, although there is no metalled footpath along Bakeacre Lane There is an hourly bus service within 800m of the site.. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
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 is a large site which could impact on traffic congestion on the local and strategic road networks, although further consideration would be needed to determine the extent of this and any potential for mitigation.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of the hourly bus service connecting Findern to Derby. - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally in an area dislocated from the built up area of findern</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally although given the nature of the proposed site use levels are unlikely to be significant. .</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield. Land is likely to be agricultural classification Grade 3. (undifferentiated)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There are some areas of low susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of the village centre and within 800m of an hourly bus service. The nearest large scale employment area is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for impacts on in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is mainly contained by hedgerows and trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0275. Land at Landown Farm, Findern**

**Description:**

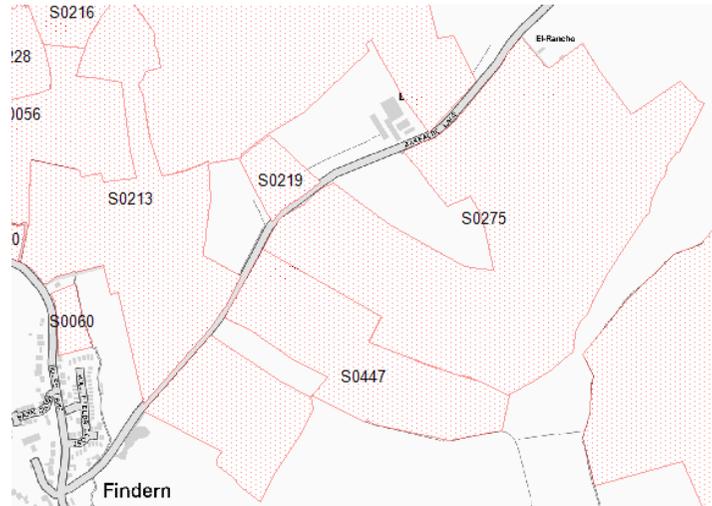
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises agricultural land. The site measures 31.04ha, and is currently in single ownership. There is high developer interest in the site. The site is crossed by power lines.

**Key**



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is further than 300m from the nearest non statutory wildlife site. The closest County Wildlife Site is 850m away SD155 Kirbys Triangle.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	
To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Development has potential to deliver improvements to open space and/or local sports on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide	No	- Development would make no contribution toward the provision or expansion of healthcare facilities within 3 km of the site.	

	additional facilities for new residents?			
	Will it promote healthy lifestyles?		- Development would be within 1200m of a local centre and excess of 1200m of school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of Findern village centre, however there is no metalled footpath connecting it to the site. There is an hourly bus service within 800m of the site. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is more than 800m from an hourly bus service.. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally in this rural location, during site development and occupation</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally although given the nature of the proposed site use levels are unlikely to be significant. .</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. Land is likely to be agricultural classification Grade 3 –good to moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- Site contains very small areas of low susceptibility to surface water flooding..</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of the village centre and within 800m of an hourly bus service. The site is in excess of 4km away from the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The majority of the site is located within the Needwood and South Derbyshire Calylands Landscape Character Area and part of the site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is mainly contained by hedgerows and trees and Bakeacre Lane to the west</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

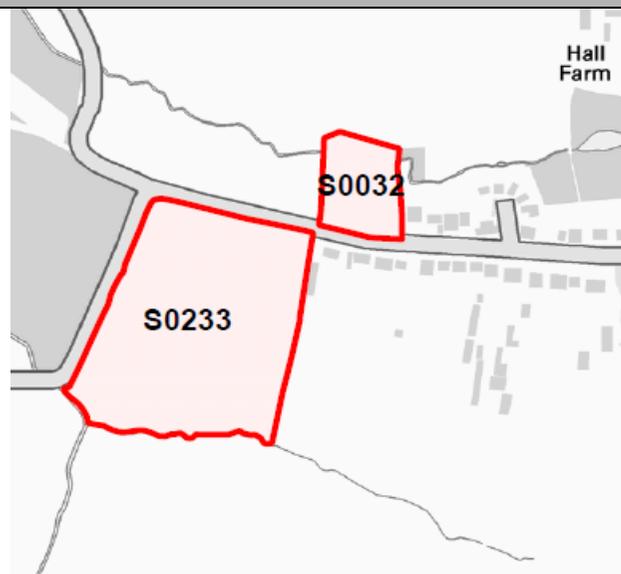
**Site: S0032. Land west of 124 Repton Road, Hartshorne**

**Description:**

The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

In total there are five sites in the village capable of accommodating growth, ranging from 0.34ha to 5.63ha.

This site is a vacant field and a stream runs parallel to the northern boundary of the site. The site is 0.65ha and is physically constrained by its sloping to the north, heavy planting on the northern area and by the stream and pond. Part of the site lies in Flood Zone 3a. Access to the site is not constrained. The site is in single ownership and there is high developer interest in the site. Has planning consent for residential development (9/2015/0563)



**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located more than 400m of SD367 (Caulkley Wood). - Potential wildlife site SDR6278 Repton Road Field is located to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. The Ecology Survey submitted with planning application 9/2015/0563 did not find evidence of protected species on the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution towards the delivery of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make no contribution towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Partial	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning consent 9/2015/0563 requires that the development provide a financial contribution toward the provision of open and built recreation facilities provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of, existing facilities.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School. However is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The local highway authority raised no objection to planning application 9/2015/0563 in this regard and the development is not expected to have a significant impact.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils. - The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils. - Schooling was considered in association with planning application 9/2015/0563, but it was concluded that the development could go ahead without the need for developer contributions toward education provision.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development would make no contribution towards the delivery of affordable housing to the site size. - There is a known need for affordable housing in this part of the district.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service within 800m of the site - There nearest local centre is more than 1200m away in Woodville. Planning application 9/2015/0563 provides for the extension of the footway on Repton Road along the site frontage.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards open space within the village. It will not deliver improved public transport provision but could help sustain existing services. - The site will not deliver new services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The local highway authority has raised no objection to planning application 9/2015/0563 in this regard.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Swadlincote and Derby within 800m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this. - No known electricity or gas supply constraints. - The area is part of a commercial roll out of fibre broadband,	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development would deliver water quality benefits due to lack of detail.</li> <li>- Nitrate Protection Zone - Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise regeneration would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- It has not been determined whether the site is greenfield or brownfield as the site contains an access and foundations for a previously consented holiday lodge.</li> <li>- If greenfield, the site would be likely to be classified as Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within flood zone 1. However the north of the site lies within flood zone 2 and 3a. Along this band also lies an area of low to high susceptibility to surface water flooding. Planning consent 9/2015/0563 indicates that development will be restricted to the area within Flood Zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- The need to identify a surface water drainage solution is addressed through a condition to the planning consent.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service. The nearest local centre with shops is more than 1200m away. The nearest employment centre is within 4km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Development will not make a contribution toward the delivery of additional renewable energy capacity on site.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any listed buildings.</li> <li>- There are no HERS sites within the site. HERS 20226 Repton Road, Earthworks is located immediately to the west of the site and 20227 Hall Farm, Building Platform is located to 133m to the north west of the site.</li> <li>- Any impact may be dependent upon site layout and design, as yet unknown.</li> <li>- There are earthworks on the eastern part of the site, which is to be addressed through a scheme of archaeological recording in advance of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- It has not been determined whether the site is greenfield or brownfield as it contains an access and foundation for a previously consented holiday lodge.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environmental sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained be existing housing development to the east, trees to the north and hedgerows to the south and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape, although a section of hedgerow would need to be removed to provide a satisfactory access.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0052. Land off Main Street A514, Hartshorne**

**Description:**

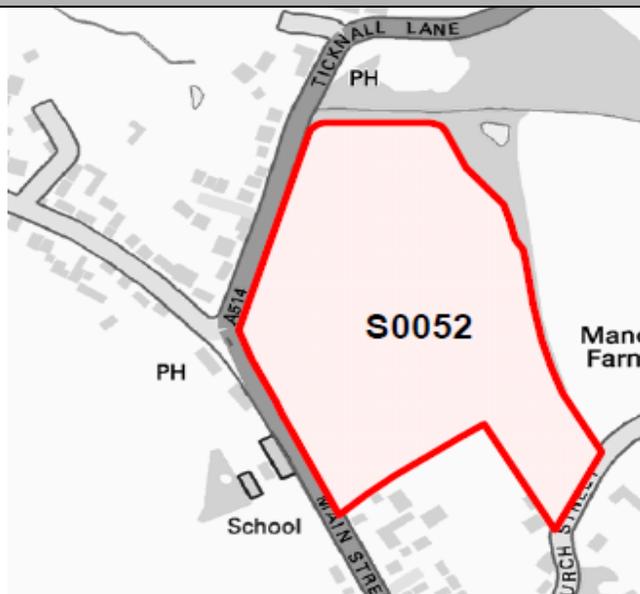
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This site is agricultural land and is 5.63ha in size. The site is in single ownership and there is high developer interest in the site. A planning application for residential development (9/2014/1140) was refused planning application and a subsequent appeal was dismissed.

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 300m away SD102 (Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?	No	- The Great Crested Newt survey submitted with planning application 9/2014/1140 indicated the presence of these creatures on the opposite side of the A514, although their presence within the site itself is unlikely. It recommended the incorporation within the development of a pond specifically for amphibians. It found that the site is well used by passerine bird species and has potential for bats, amphibians, riparian mammals and white clawed crayfish.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location. Refused application 9/2014/1140 met this requirement.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline planning application 9/2014/1140 proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site could deliver affordable housing and a range of house sizes. - Outline planning application (9/2014/1140) proposed 30% affordable housing and a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Sites would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver open space. Outline planning application 9/2014/1140 proposes a central multi-functional community green providing amenity space and a play area.	- Ensure new development cons with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could potentially contribute to the delivery of new healthcare facilities within 3km of the development site, or could support the expansion of facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School, however is more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. The Crime Prevention Design Officer for application 9/2014/1140 considers there are no reasons why residential development should not be acceptable in principle from a community safety perspective.	- Ensure that development reflects policy BNE1 and INF2
	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 Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils. - The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area. Outline planning permission proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service within 400m of the site. - There is no village centre and the nearest local centre is more than 1200m away in Woodville. - There is a metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline planning application 9/2014/1140 proposed the provision of open space on the site, the provision of a zebra crossing opposite the school.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- In response to consultation for outline permission on the site, the Highways Authority did not consider that there was evidence that would demonstrate that the development would result in severe harm on the highway network. It was however noted that some generated traffic would pass through "The A514 / A511 Clock" Island in Woodville.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of the site. - There are no known electricity or other constraints. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hartshorne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver addition shops or services within the site. Outline planning application 9/2014/1140 does not propose additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information regarding these matters has been submitted by the site promoters. Outline application 9/2014/1140 reserves all matters except access.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. Outline planning application 9/2014/1140 proposes a SUDS on the site.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant,</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- A small amount of the site to the north is located within flood zone 3 and 2, however the majority of the site is located within flood zone 1.</li> <li>- The site contains very small patches with low susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site located adjacent to hourly bus service.</li> <li>- The nearest local centre is more than 1200m away in Woodville.</li> <li>- Within 4 km of major employment in Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would harm the setting of nearby Grade II Listed buildings: Mill house, St Peters Church and Manor Farmhouse.</li> <li>- No HERS sites are located within the site, however HERS20203 Ticknall Lane, Furnace/Screw Mill is located within 30m of the site. Impacts could be dependent on the design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- Aside from the nucleus of development around the historic core, development is linear and dispersed, and the proposal would erode this character. The Landscape character of the village would also suffer major adverse impacts from a step change in nature and result in prominence and primacy of landmark buildings, such as the Church being diminished.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by woodland to the north, hedgerows and trees to the east, hedgerows to the south and hedgerows and Main Street to the west.</li> <li>- The appeal decision on planning application 9/2014/1140 concluded that the proposal would have a harmful effect on the landscape as it would result in the loss of a green and open space that forms an integral part of the wider, undeveloped countryside.</li> </ul>	

Version 1a

**Site: S0215. Land South of Spring Hill Cottages, Hartshorne**

**Description:**

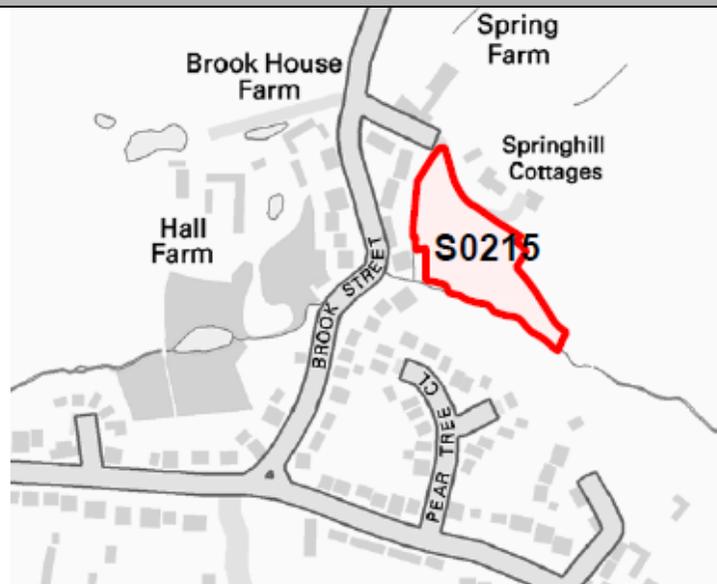
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This site is agricultural grazing land and is 0.6ha in area. The site is in single ownership and there is low developer interest in the site.

**Key**



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD367 (Caulkey Wood) - Potential Wildlife Site SD R6275 is located within the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- Site would make no contribution towards the delivery of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make no contribution towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure on site or within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a sport pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils.</li> <li>- The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development would make no contribution towards the provision of affordable housing due to the sites size.</li> <li>- It is not known whether there is a need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site. There is no village centre and the nearest shopping area is more than 1200m away in Woodville.</li> <li>- There is a metalled footpath from Springhill (the north edge of the site) to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters, however development will help sustain existing local services and community facilities.</li> <li>- Development could make some contribution towards open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale is unlikely to significantly affect local or strategic highway congestion given scale of site</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus service.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity supply constraints.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise regeneration would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to represent Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Southern half of site lies within Flood Zones 3a and 2. The remainder lies within Flood Zone 1.</li> <li>- The southern part of the site lies within an area of low susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 800m of an hourly bus service</li> <li>- There is no village centre, but the nearest local centre is in Woodville, more than 1200m away.</li> <li>- Nearest major employment is within 4km of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- It is unclear whether development could affect the setting of the nearby Grade II listed building at Spring Farm.</li> <li>- There are no HERS site within the site. HERS20217 Ridge and Furrow is located 93m from the site (to the south east)</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development to the west and north west of the site</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0233. Land off Repton Road, Hartshorne**

**Description:**

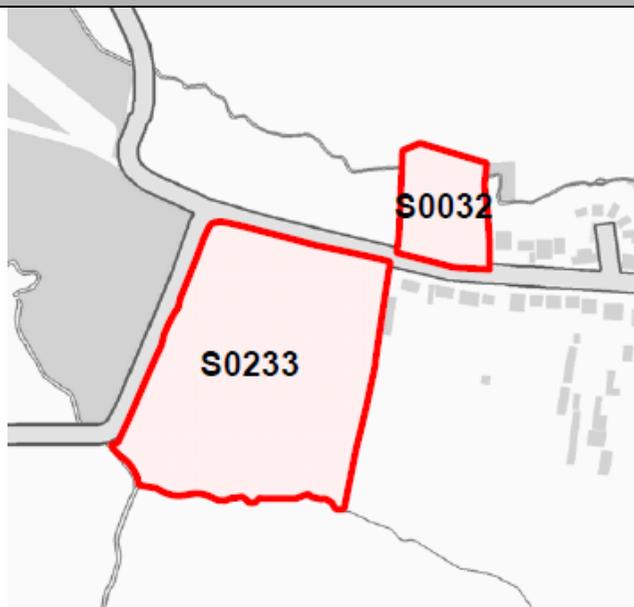
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This site comprises agricultural land and is 3.71ha in size. The site is in single ownership and there is a medium level of developer interest in the site.

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD367 (Caulkey Wood). - Potential wildlife site SDR6278 Repton Road Field is located to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site..	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development cannot contribute towards the provision of new facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils.</li> <li>- The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However no information regarding this matter has been submitted by the site promoters</li> <li>- There is a known need for affordable housing in the area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site. There is no village centre and the nearest local centre is at Woodville, more than 1200m away</li> <li>- There is no metalled footpath to the site. The closest metalled footpath is located 35m to the east of the site on Repton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- No information regarding site services or facilities has been provided in respect of this site, by site promoters.</li> <li>- Development could make some contribution towards open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Highway impact unknown, although development is unlikely to significantly affect local or strategic highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity supply constraints.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to mainly be Grade 3 'good to moderate quality' and partly Grade 4 'poor quality' agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- South Western part of site lies within Flood Zones 3a and 2. Majority of site lies within Flood Zone 1.</li> <li>- The southern boundary and south west corner of the site have low to high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 800m of the nearest hourly bus service.</li> <li>- There is no village centre, but the nearest local centre is in Woodville, more than 1200m away.</li> <li>- Nearest major employment is less than 4km away</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no HERS sites on the site. HERS20216 Ridge and Furrow is located 114m and 104m from HERS20226 Repton Road, Earthworks is located 42m from the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Dunsmore Lane to the west, Repton Road to the north and to a limited extent hedgerows to the east and trees to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

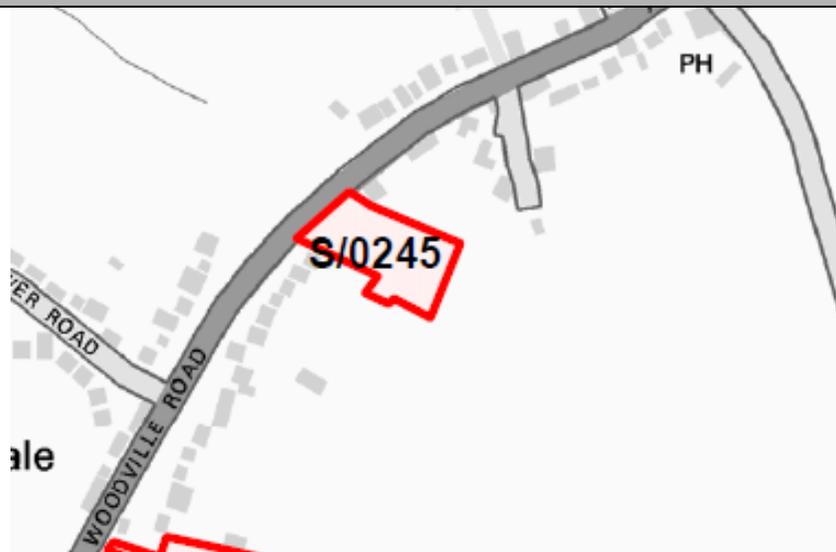
Version 1a

**Site: S0245. Land fronting between 53-67 Woodville Road, Hartshorne**

**Description:**

The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This green field site comprises agricultural grazing land and is 0.34ha in size. The site is in single ownership and there is high developer interest in the site. A planning application, 9/2015/1215 has been submitted.



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 700m away (SD102 - Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. The Ecology Appraisal submitted with planning application 9/2015/1215 indicates for potential for the presence of bats, hedgehogs, common lizard, grass snake, common frog and common toad, requiring further investigation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- The developer has submitted a site master plan with planning application 9/2015/1215 indicating tree planting, although the Council has not yet taken a view on these proposals.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could potentially contribute toward delivering affordable housing to meet local needs as proposed in planning application 9/2015/1215.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Given the local plan requirement development would be expected to deliver a range of house sizes. The site may potentially contribute towards the delivery of affordable housing to meet local needs as proposed in planning application 9/2015/1215.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development could potentially incorporate bungalows, as proposed in planning application 9/2015/1215.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site and may provide on-site open space provision as proposed in planning application 9/2015/1215.	- 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?		- Development could contribute towards the provision or expansion of healthcare facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located 800m from the Primary School and the Village Hall, however more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above - Inclusion of a general design excellence policy in plan.
	Will it reduce the number of people involved in accidents?		- Although material has been submitted in this regard with planning application 9/2015/1215, the Council has not yet formally taken a view on the proposals.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils. - The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising 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 will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site may contribute toward affordable housing provision, as proposed in planning application 9/2015/1215. There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes
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?		- There is an hourly bus service within 400m of the site. - There is no village centre. The nearest local centre is more than 1200m away in Woodville. - There is a metalled footpath from the site to the village.	- 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 could make some contribution towards the improvement of open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this scale would deliver new services or facilities on site.	
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 on this scale is unlikely to significantly affect local or strategic highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of a hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this. - No known water, electricity or gas supply constraints. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following build out.	- Inclusion of general rural diversification policy in the plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 of part 2 plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hartshorne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to 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. - Indicative plans have been submitted with outline planning application 9/2015/1215, however, the Council has not yet formally taken a view on these matters and they would be finally determined at the detailed design stage on the submission of a reserve matters planning application.	- Inclusion of design excellence policy in plan to inform design parameters of the site
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulation.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate policy in the plan to reduce effects of development in respect of water or light pollution.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies in Flood Zone 1.</li> <li>- The west of the site has high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Within 400m of an hourly bus service.</li> <li>- The site is located 615m from Hartshorne Primacy School.</li> <li>- The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (less than 3km away)</li> <li>- Within 2km of major employment.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice.</li> <li>- Appropriate energy policy to be included in the plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the any listed buildings.</li> <li>- There are no HERS sites on the site. However HERSS0226 Repton Road, Earthworks are located 42m from the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain effect on archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Policy to ensure that existing hedgerows and tree belts on development sites are preserved and inform site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by Woodville Road to the west, existing residential development including gardens the north and south and to a limited extent hedgerows to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- An indicative layout has been submitted with planning application 9/2015/1215, although the Council has not yet formally taken a view on this.</li> </ul>	

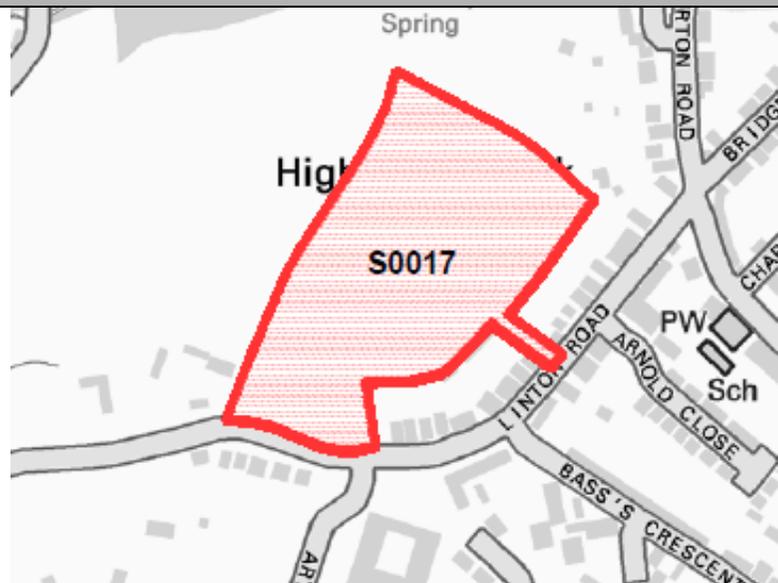
**Site: S0017. Site at Linton Road, Mount Pleasant**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises a green field site currently used as grassland for recreation/grazing. The site extends 3.24ha and has been assessed as not having physical, environmental or access constraints. There is a medium level of developer interest in the site.



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 77m away at SD0360, White Lady's Spring and SD306 Castle Mound is 292 m away. - Potential Wildlife Site SD R6284 High Cross Bank Field covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1,2km of the site. The nearest GP is located within Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch. However is over 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday Service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office) within 800m of the site.</li> <li>- There is a metalled footpath adjacent to the site on Linton Road, which could connect the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new services and facilities would be provided on a site of this size. .</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development of this site will have an uncertain impact on the operation of the local and strategic highway network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site lies within 400m of an hourly bus service.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to represent Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- The southern part of the site contains an area of high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site has access to a half hourly bus service within 400m and is within 800m of key services, including pharmacy, convenience shop and post office..</li> <li>- It is within 2km of major employment areas at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- There are no HERS sites located within the site. However HER17806 Castle Gresley Enclosure is located 28m from the east edge of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and Linton Road to the east and south, trees to the north and North West and to limited extent hedgerows to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

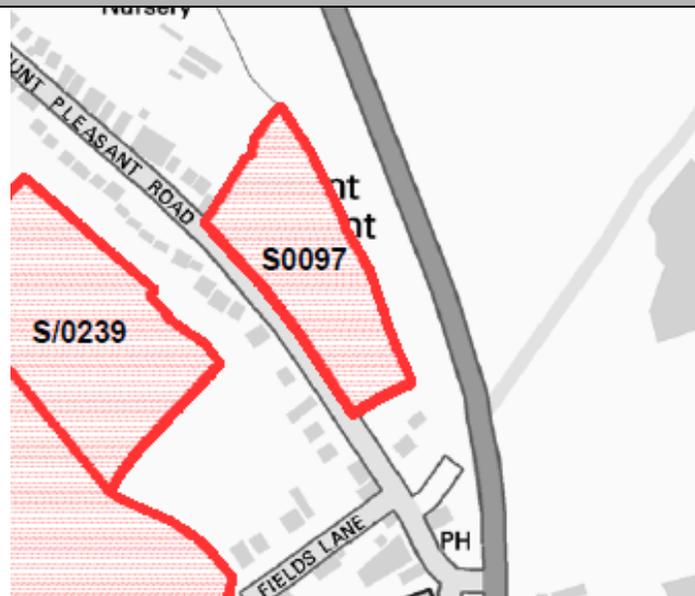
**Site: S0097. Land at High Cross, Mount Pleasant Road, Mount Pleasant**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises an agricultural field containing trees. The trees are subject to Tree Preservation Orders. No other physical, environmental or access constraints have been identified. The site area is 1.29ha and the site is in single ownership. There is no developer interest in the site.



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The closest site of local importance for nature conservation (County Wildlife Site) is 247m away at SD025 Swainspark Wood.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision, both onsite and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however the site is over 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office), within 1200m of the site..</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that development on this scale would have a significant impact on the local and strategic highway networks.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of this site.</li> <li>- There is no established cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of access to an hourly or better bus service and is within 1200m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>- Site is within 3km of major employment at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS sites are located within the site. However HERS17810 Swadlincote Field Boundaries is located 54m from the north edge of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- TPO 67 is located on the eastern and southern part of the site. And two trees on the northern edge, And TPO 247 is located on the western edge of the site (one tree).</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Mount Pleasant Road on its western boundary and tree on the north, east and southern boundary's.</li> <li>- Trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

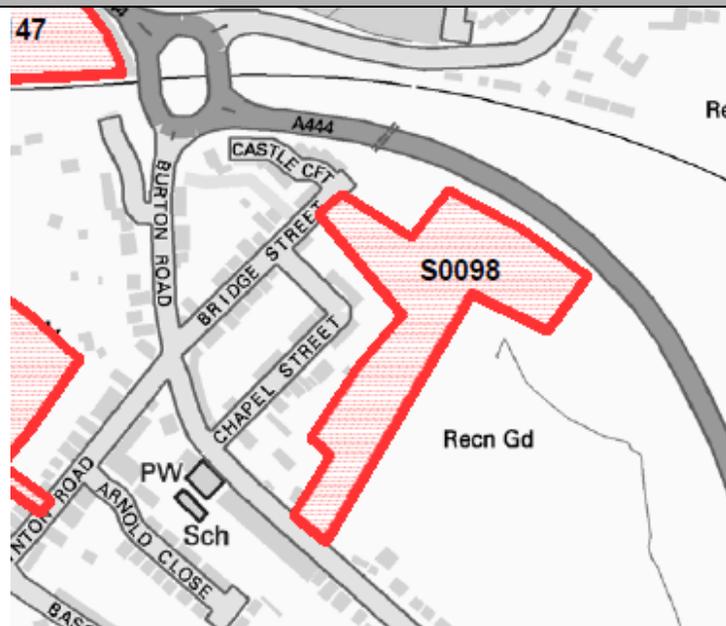
Version 1a

**Site: S0098. Land at High Cross, Mount Pleasant Road, Mount Pleasant**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

This site is vacant and partly overgrown. The site area is 1.8ha and no physical, environmental or access constraints have been identified on the site. The site is in single ownership however there is no developer interest in the site at present.



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 286m away at SD086 Castle Gresley Wetland and 341 away from SD360 White Lady's springs.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, and sports pitch, however the site is more than 1200m from a primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office) within 800m.</li> <li>- There is a metalled footpath adjacent to the site on Mount Pleasant Road connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development would be likely to have on traffic congestion, although it would be unlikely to be significant, given the small scale of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of this site.</li> <li>- There is no established cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood zone 1</li> <li>- There are areas of low to high susceptibility to surface water flooding within the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop and post office</li> <li>- It is within 2km of major employment at Cadley Hill and Tetron Point</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- HERS17810 Swadlincote Field Boundaries is located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Part of TPO338 and 397 is located on part of northern element of the site.</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees followed by the A444 on its northern boundary, existing development of the western boundary and to a lesser extent by hedgerows on the eastern boundary</li> <li>- Hedgerows, could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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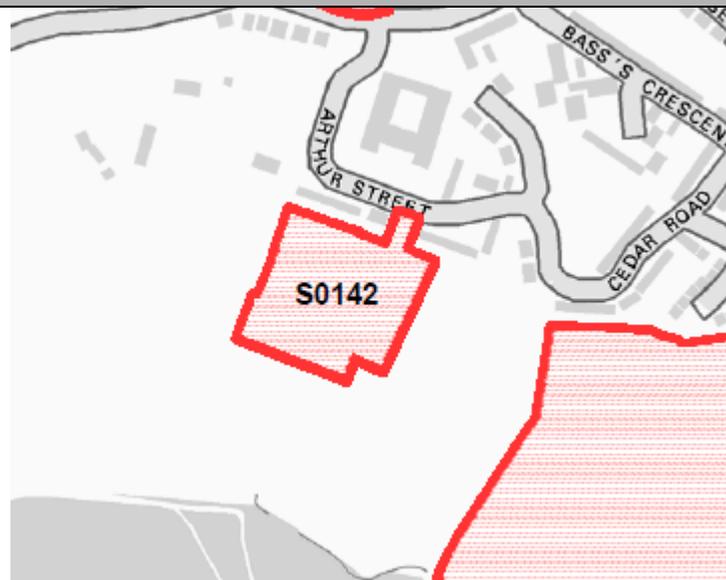
**Site: S0142. Land at Arthur Street, Castle Gresley**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises well maintained open space. The site area is 1.13ha and no physical, environmental or access constraints have been identified with the site. The site is in single ownership however there is no developer interest in the site at present.



**Key**

<span style="color: red;">■</span>	Housing Site
<span style="color: green;">■</span>	Green Belt
<span style="color: lightgreen;">■</span>	Green Wedge

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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	<span style="color: green;">■</span>	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	<span style="color: green;">■</span>	- The closest site of local importance for nature conservation (County Wildlife Site) is 456m away at SD360 White Lady's springs.	
	Could development affect protected species or BAP priority species?	<span style="color: green;">■</span>	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data, will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	<span style="color: green;">■</span>	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	<span style="color: green;">■</span>	- 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?	<span style="color: green;">■</span>	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	<span style="color: orange;">■</span>	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	<span style="color: orange;">■</span>	- 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?	<span style="color: green;">■</span>	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	<span style="color: red;">■</span>	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	<span style="color: red;">■</span>	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however further assessment on the sites gradient on viability would be required.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities within 800m (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Arthur Street connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on the local or strategic highway network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent licence or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be classified as Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop and post office.</li> <li>- Major employment lies within 4km of the site at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation,</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS sites are located within the site. HERS1708 (Castle Gresley, Ridge and Furrow) is located to 278m from the east of the site and Site 2203 (Linton, Parkland and Ridge and Furrow) is located 242m from the south west of the site.</li> <li>- Uncertain potential for in ground archeology in yhis location.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The majority of the site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area, however the southern edge of the site is located within the Mease/Sence Lowlands Landscape Character Area.</li> <li>- Development of the site would need to take account of the gradient of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by residential development to the north of the site and to a limited extent hedges along the east, west and southern boundaries.</li> <li>- Hedgerows could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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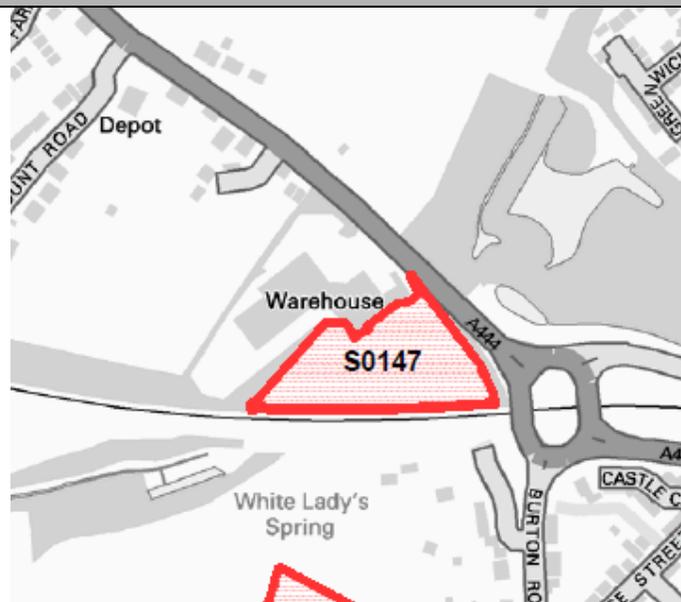
**Site: S0147. Site at Burton Road, Castle Gresley**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site is that of a disused factory in a state of disrepair and has an area of 0.98ha. The site is constrained by the history of flooding on the site and no current access to the site. The site is in single ownership and there is a medium level of developer interest in the site.



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 23m away to the east at SD286 (Castle Gresley Wetland, followed by SD360 (White Lady's Springs) 25m to the south of the site, followed by SD306 (Castle Mound, Castle Gresley), which is 176m to the west of the site.. Potential Wildlife Site SD R6284 High Cross Bank Field is located 38m to the south of the site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Swadlincote, 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however further assessment on the sites historic flooding would be required.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Burton Road and are hourly or better through the day.</li> <li>- There are some local facilities nearby (including a pharmacy, convenience store, post office) within 800m.</li> <li>- There is a metalled footpath adjacent to the site on Burton Road which could connect the site to the surrounding area. However the footpath is at a substantially higher ground level than the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on the road network</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of this site.</li> <li>- There is no established off road cycle route adjacent to this site..</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent licence or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield and would not lead to the loss of productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- The majority of the site has low to high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop and post office.</li> <li>- Major employment is located less than 2km away at Tetron Point and Cadley Hill.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- HERS17803 (Castle Gresley Brewery/Granary/Factory) is located within the site. HERS26831 (Burton and Ashby Light Railway) is located 32m to the east of site and HERS17807 (Swadlincote Extractive Pit and Building Platform) is located 110m to the west of the site</li> <li>- Uncertain potential for in ground archaeology.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by tees and Burton Road to the east of the site, a railway line to the south of the site and a factory to the north west of the site.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

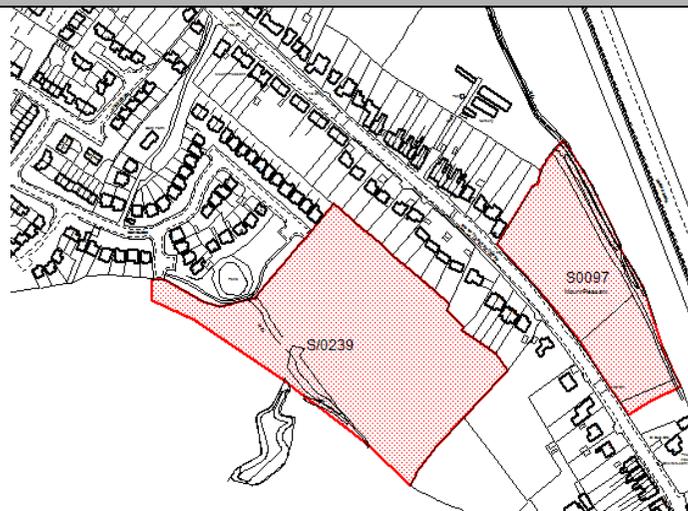
**Site: S0239. Site at Oak Close, Castle Gresley**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises a green field in agricultural use. The site area is 2.5ha. The site is in single ownership however there is no developer interest in the site at present.



**Key**

	Housing Site
	Green Belt
	Green Wedge

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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is 357m away at SD025 Swainspark Wood	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There 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?		- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including pharmacy, convenience shop and post office and over 900m from the sports pitch. The site is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 800m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- Local facilities nearby (including a pharmacy, convenience store, post office) are within 800m of the site.</li> <li>- There is a metalled footpath adjacent to the site on Oak Close Road which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new on-site services and facilities would be provided on a site of this scale.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact this development would have on highway congestion, although it is unlikely that a site of this scale would have a significant affect in this respect.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of the site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes (Part of the site is located within Zone 3)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There are areas of low susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly or better bus service and is within 600m of a pharmacy, convenience shop and post office.</li> <li>- The site is less than 4km from the nearest major employment area at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- Contains part of HER 1705, an area of medieval ridge and furrow, though this is now ploughed out. Relatively small site with no strong archaeological indicators. HERS17805 (Castle Gresley, Ridge and Furrow) is located 162m to the west of the site, HERS17810 (Swadlincote, Field Boundaries) is located 205 to the east of the site and HERS17811 (Greenfield, Air Field Shelter) is located 372m to the south west of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The site lies within and could improve access to the National Forest, an important local cultural resource.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- TPO 78 borders the site along its western boundary</li> <li>- Any development would need to take into account the topography of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing housing development to the north and east of thee, trees on part of the western boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0144. Land at Hunts Lane, Netherseal**

**Description:**

The village of Netherseal lies at the south of the District, and is located approximately 8km south of Swadlincote. Netherseal is a nucleated village surrounded by countryside.

This site lies to the east of Hunts Lane and comprises recreational open space with an area of 0.78ha. The site is physically constrained by its slope down from Hunt Lane however no environmental or access constraints have been identified. The site is in single ownership. At present there is no developer interest in the site.

The site lies within the catchment of the River Mease Special Area of Conservation.

**Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is located within The River Mease SAC Catchment and would be likely to increase foul flows to Netherseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Light Green	- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD386 Hunts Lane Fields. - Potential wildlife site SDR6401 Lodge Lane Verge is within 500m of the site.	
	Could development affect protected species or BAP priority species?	Light Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Light Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Light Green	- There is no regionally important geological site within 500m of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- Site would make contribution to the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters however given the local plan requirements, development would be expected to deliver a range of houses sizes. However due to the size of the site development would make no contribution to the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Light Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> <li>- Loss of existing provision resulting from the loss of the established recreation area would need to be compensated for through the provision of alternative facilities for the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3kn of the site. The nearest GP is located within Overseal 4.8km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site within 800m of a post office, convenience store, primary school and sports pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Netherseal St Peters C of E Primary School which has some space capacity with 63 children attending the school which has a capacity of 70 pupils.</li> <li>- The closest secondary school is Granville which has spare capacity with 558 pupils attending the school with a capacity of 830. .</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development would make no contribution to the delivery of affordable housing</li> <li>- There is an unknown need for significant need for affordable housing in Netherseal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Main Street and provide an hourly bus service to Burton and Swadlincote and Ashby.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities nearby (including a convenience store and post office) within 800m.</li> <li>- There is no metalled footpath immediately adjacent to the site; The closest footpath ends at no.40 Hunts Lane which next to the site on the sites eastern boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision in Netherseal. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that the development of a site of this scale would have a significant impact on the local or strategic highway networks.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Burton and Swadlincote within 400m.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is in progress and will be available soon.</li> </ul>	

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

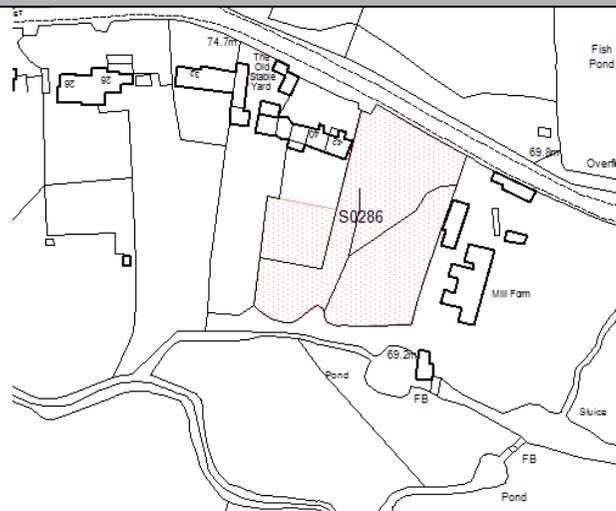
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Any SUDS scheme would need to be carefully designed given the ultrasensitive nature of the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is undifferentiated grade 3 agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a bus service to Burton and Swadlincote. Convenience store and post office within 800m.</li> <li>- The nearest major employment area is more than 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Netherseal Conservation Area which is located 200m of the site.</li> <li>- No HERS are located within the site, however HERS23510 (Hunts Lane Quarry) is located 250m to the north west of the site.</li> <li>- Unknown potential for archaeology onsite</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- There is a pronounced hedgerow on the southern boundary of the site.</li> <li>- The site slopes down from Hunts Lane.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a hedgerow on the southern and northern boundary of the site, existing development to the east of the site, existing development and hedgerow on the western boundary of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

Site: S0286. Land to the south of Church Street, Netherseal

**Description:**

The village of Netherseal lies at the south of the District, and is located approximately 8km south of Swadlincote. Netherseal is a nucleated village surrounded by countryside.

The site is greenfield land and extends some 0.43ha. The site within one ownership. There is no developer interest in the site. It falls within the catchment of the River Mease Special Area of Conservation.



**Key**



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could potentially contribute toward open space provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Overseal 4.8km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 1200m of a post office, convenience store, primary school and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There 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 Netherseal St Peters C of E Primary School which has some space capacity with 63 children attending the school which has a capacity of 70 pupils. - The closest secondary school is Granville which has spare capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site development would make no contribution towards the delivery of affordable housing on site. - There is an unknown need for significant need for affordable housing in Netherseal.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site on Main Street and provide an hourly bus service to Burton and Swadlincote and Ashby. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office). - There is a metalled footpath adjacent to the site, which connects the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport or other services and facilities but could help sustain existing provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that the development on this scale would have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is in progress and will be available soon.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- Any SUDS scheme would need to be carefully designed given the ultrasensitive nature of the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The southern part of the site lies within Flood Zone 2 and 3a and the remainder lies within Flood Zone 1</li> <li>- The southern edge of the site has high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a bus service to Burton and Swadlincote.</li> <li>- Convenience store and post office within 800m.</li> <li>- The nearest major employment area is more than 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Netherseal Conservation Area which the site is located within.</li> <li>- No HERS are located within the site, however HERS23508 Dovecote is located 25m to the north west of the site and HERS23511 Mill Farm is located 10m to the south of the site.</li> <li>- Grade II Mill Farmhouse and Mill at Mill Farm are within 20m of the site and Grade II * Pigencote at Old Farm Hall Cottages is located within 30m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies within Netherseal Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- The site slopes from north to south, dropping in elevation by approximately 4 metres.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road, wall and trees to the south, existing development to the east, trees and hedgerows to the south and part of the western boundary and a garden to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

Version 1a

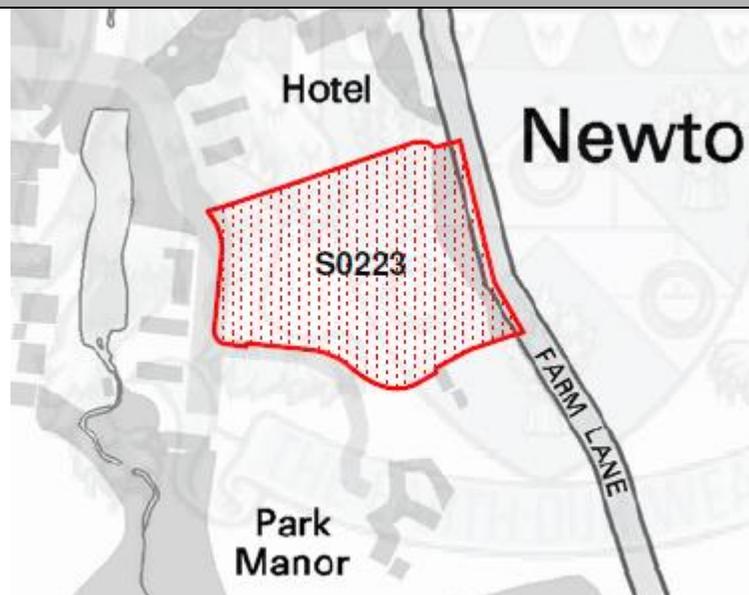
**Site: S0223. Land adjacent to Park Manor, Newton Park**

**Description:**

The village of Newton Solney lies towards the centre of the District, and is located approximately 7km north west of Swadlincote and 4km north east of Burton upon Trent. Newton Solney is a small village surrounded by countryside.

There are no further sites in the village capable of accommodating growth at this time.

This site comprises residential garden and is 1.45ha in size. The site is in single ownership and there is a medium level of developer interest in the site.



**Key**



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MAP IS NOT TO SCALE NORTH

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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Winshill 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site is within 800m of key services, including Newton Solney Primary School, sports pitch and village hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- 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?		- Newton Solney Primary School currently has some spare capacity, with 54 children attending the school, which has a capacity of 69. - The nearest secondary school within South Derbyshire is William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school which has a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider variability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Derby within 400m. - There are some local facilities but no village centre. The nearest shopping facilities are more than 1200m away. - There is no metaled footpath leading from the site to to the village centre.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the local or strategic highway networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site.. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served my Milton WWTW which is at capacity.. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review and there is no current timescales on when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging Part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- It is likely to be classified as Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m.</li> <li>- There is no village centre. The nearest shopping facilities are more than 1200m away.</li> <li>- The nearest major employment area is more than 4km away</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Newton Solney Conservation Area (which the site is located within) and may affect the setting of nearby Listed Buildings including:</li> <li>- Grade II Listed Building Newton Park Hotel, is located adjacent to the site. Grade II listed building Gardeners House, in Newton Park is located 66m from the site and Grade II listed building The Lodge and attached Wall is locate and Grade II listed building The Cedars is located within 130 of the site.</li> <li>- Unknown potential for archaeology in this area</li> <li>- The Site is located within HERS23604 Park and Fishpond, Newton Solney.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies within Newton Solney Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> <li>- TPO176 is located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained dense trees along the eastern boundary of the site; existing road along the western edge, Newton Park Hotel garden is located to the north.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

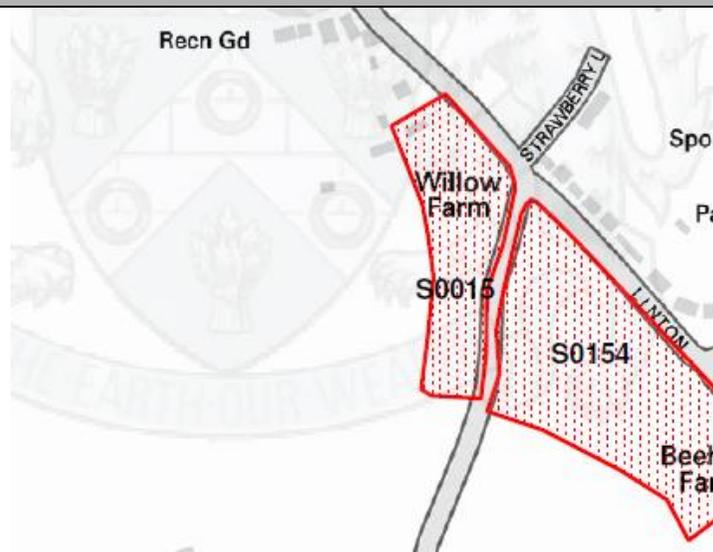
Version 1a

**Site: S0015.** Land to the South West side of Coton Lane, Rosliston

**Description:**

The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

The site comprises agricultural paddock and farm buildings. The site is 1.17ha and is only considered to be constrained by the buildings on the site. The site is in single ownership and there is a medium level of developer interest in the site. Planning permission for residential development granted (9/2015/0723).



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 900m at SD389 Rosliston Forestry Centre Hedge. - Potential wildlife site SD R6374 (Strawberry Lane Grassland) is adjacent to the east of the site and potential wildlife site SD194 (Rosliston Meadow) is 110m from the north east of the site.	
	Could development affect protected species or BAP priority species?	No	- The ecological report submitted with planning application 9/2015/0723 indicates that further ecological surveys are required in respect of bats, harvest mice, reptiles and great crested newts.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2015/0723 sets aside an area for National Forest Planting on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning consent 9/2015/0723 indicates that the site will yield 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development will deliver a mix of housing types and tenures to meet identified needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The Design and Access Statement for planning consent 9/2015/0723 aims at providing a mix of dwellings.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The indicative layout submitted with planning application 9/2015/0723 shows an area of amenity open space with National Forest planting. The planning consent also indicates that developer contributions will be provided toward off-site facilities.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2015/0723 indicates that developer contributions toward healthcare provision are to be provided	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and recreational ground.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The local highway authority raised no objection to planning application 9/2915/0723 in this respect.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. - Planning consent 9/2015/0723 indicates that developer contributions toward the funding of 2 primary school places and 4 secondary school places.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development will deliver new affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m adjacent to the eastern boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery, village hall and recreation ground). - There is a metalled footpath adjacent to the site on Main Street and up to the bus stop on Coton Lane, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will contribute toward the provision of new education, open space and sports provision in Rosliston. Development will not deliver improved public transport provision but could help sustain existing services and facilities in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2015/0723 indicates that the site would have a negligible impact on the local highway network. The highway authority raised no objection to the proposal on these grounds.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to comprise Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within flood Zone 1. - There is no indication of surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- The Flood Risk Assessment submitted with planning application 9/2015/0723 indicates that the site could be developed with a surface water management infiltration-based system.	
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?		- The site is not located within 800m of an hourly bus service. - The site is within 800m of village centre services (village store, post office, village hall) - The nearest employment site is at the Roger Bullivant premises, more than 4km away.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- Development will not make a contribution toward the delivery of additional renewable energy capacity on site.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- There are no nearby Listed Buildings or Conservation Areas. - No HERS sites are located within the site. HER25004 (Malthouse Farm, Ridge and Furrow) is located 300m to the south west of the site. - Potential for archeological heritage assets and further investigation required as a condition of planning consent 9/2015/0723.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural resource within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - The site is located within the Mease/Sence Lowlands Landscape Character Area - Individual trees in TPO 389 are contained within the eastern element of the site. - In assessing planning application 9/2015/0723 it was considered that the adverse landscape impact would be moderate.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Planning consent 9/2015/ 0723 indicates that the existing boundary hedgerow is to be retained and enhanced, Established trees are to be retained and new National Forest planting introduced to the south of the site. There will be minimal loss of hedgerow to accommodate the site access in respect of which there will be compensatory planting..	

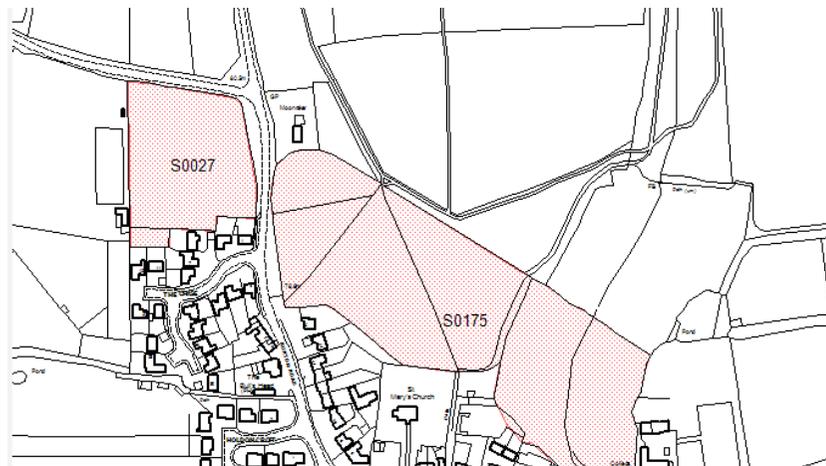
Version 1a

**Site: S0027 OS field no.1700, Burton Road, Rosliston**

**Description:**

The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

The site comprises vacant greenfield land which is heavily planted. The site is 0.88ha in size and is covered, sporadically by Tree Preservation Order 175. The site is in single ownership and there is a high level of developer interest. Planning consent has been granted for residential development (9/2014/1127).



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife site SD009 Rosliston Road verge.	
	Could development affect protected species or BAP priority species?	Yes	- The Ecological Impact Report submitted with planning application 9/2014/1127 indicates that development would not adversely impact protected species.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2014/1127 proposes National Forest Planting on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Outline application 9/2014/1127 proposed 31% affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/1127 proposes 31% affordable housing on the site and the Design and Access statement suggests that a range of house types and sizes would be provided. This however would be subject to reserved matters consent.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision through National Forest Tree Planting on site and contribute towards a childrens' play area within 1200m at Rosliston Forestry Centre.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will not contribute toward the provision of healthcare facilities.	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctors surgery, convenience shop, post office, primary school and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this site and the local highway authority has not objected to the proposal in this regard.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. - Planning consent 9/2014/1127 indicates that developer contributions to fund 2 secondary school places will be provided.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline application 9/2014/1127 proposes 31% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village and within 800m of most village services and facilities. There is a bus service within 400m on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday service. - Village centre services are within 800m. - There is a metalled footpath immediately adjacent to part of the western boundary of the site on Burton Road, which could connect the site to the surrounding area.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would contribute toward new education and recreation provision in Rosliston. Development will not deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have a negligible impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out,	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- Development will not support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is not clear whether development will have a significant impact on local water quality due to lack of detail on the design of the scheme. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although this will be consistent with adjacent residential 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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to be Grade 2 very good quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies in Flood Zone 1. - There is no indication of surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- Planning consent 9/2014/1127 indicates that no development is to take place until a scheme for the disposal of surface water is approved by the Local Planning Authority.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site does not lie within 800m of an hourly bus service. - The site is within 800m of village centre services. - The nearest major employment area is within 4km at the Roger Bullivant premises on Walton Road.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- Development will not contribute toward the delivery of additional renewable energy capacity on site.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- There are no nearby listed buildings or conservation areas - HERS25005 covers the majority of the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- The site lies within and would improve access to the National Forest, which is of cultural significance.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Lowes/Sence Lowlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east. The site is covered sporadically by Tree Preservation Order 175. - Hedgerows, tree or other landscape elements will contribute towards integrating new development into the landscape. - National Forest tree planting will take place on the northern part of the site.	

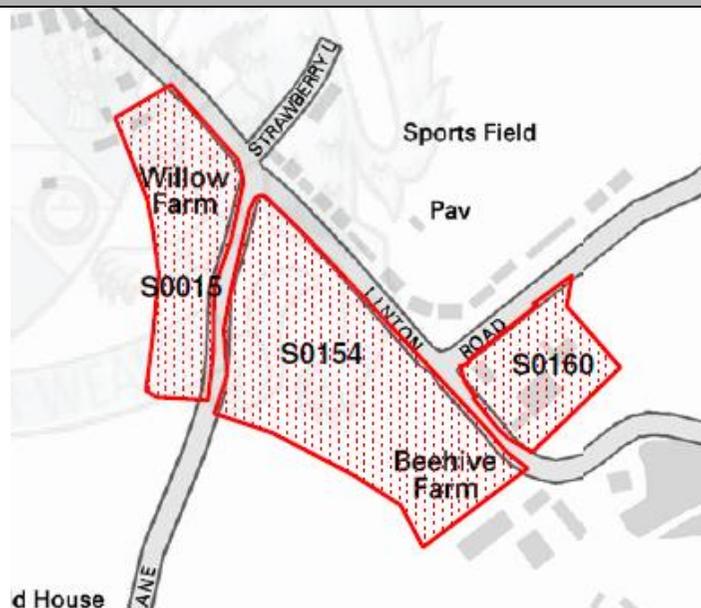
Version 1a

**Site: S0154.** Land to the Corner of Linton Road and Coton Lane, Rosliston

**Description:**

The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

This site comprises agricultural land and there is a public footpath that crosses the middle of the site. The site area is 2.48ha and the site is not considered to be physically or environmentally constrained. The site is in single ownership however at present there is no developer interest in the site.



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1km of SD384 Church Street Grassland and SD389 Rosliston Forestry Centre Hedge. - Potential wildlife site SD R6374 (Strawberry Lane Grassland) is 45m from the north east of the site and potential wildlife site SD194 (Rosliston Meadow) is within 180m from the north east of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, where needed. The nearest GP is located within Rosliston, within 500m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, sports pitch and primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located adjacent to the western boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is no metalled footpath on the same side of the road as the site, on Main Street or Coton Lane,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this scale would deliver new on-site services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The affect on highway congestion is unknown, although it is unlikely that a site of this scale would have a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3, good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is not located within 800m of an hourly bus service.</li> <li>- The are village centre facilities ( post office , convenience store, doctors surgery) within 800m.</li> <li>- The site is more than 4km from the nearest major employment area.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- No HERS are located within the site. HERS25004 (Malthouse Farm, Ridge and Furrow) is located within 300m to the south west of the site.</li> <li>- No known archaeological issues.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Existing hedgerows along the east and west boundary of the site</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows, existing housing development lies to the north west of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0157. Land between 63 & 71 Main Street, Rosliston**

**Description:**

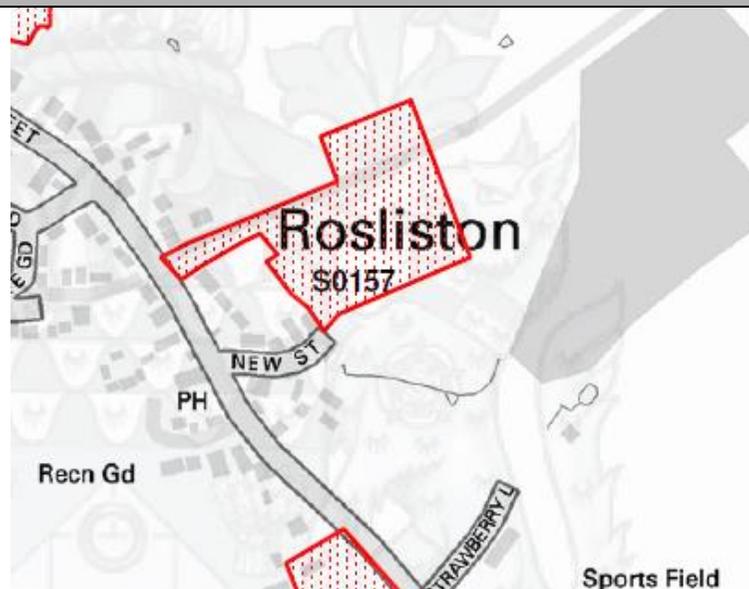
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

This site comprises agricultural land with public rights of way along the southern edge of the site. The site area is 1.41ha and no physical or environmental constraints have been identified on the site. The site is in single ownership and there is a medium level of developer interest.

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 650m of SD389 Rosliston Forestry Centre Hedge. - Potential wildlife site SD194 (Rosliston Meadow) is adjacent to the eastern boundary of the site and potential wildlife site SD R6374 (Strawberry Lane Grassland) is located 100m to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 200m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and sports pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located approximately 100m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office).</li> <li>- There is a metalled footpath on Main Street which could connect the site to the surrounding area,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development of this scale would have an uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- SuperFast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is not located within 800m of an hourly bus service.</li> <li>- Village centre services (convenience store, post office) are within 800m.</li> <li>- The site is more than 4km from the nearest major employment location.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There closest listed building Grade II* Church of St Mary's, Main Street is located within 450m of the site to the west.</li> <li>- No HERS sites are located within the site. HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 350m to the west of the site and HERS25001 St Marys Church is located within 350m to the west of the site.</li> <li>- Unknown potential for in ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees on its eastern boundary, existing development on its southern boundary and contained by either a track road on trees on its western boundary. The site is open to the north</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

## Site: S0160 Linton Road, Rosliston

### Description:

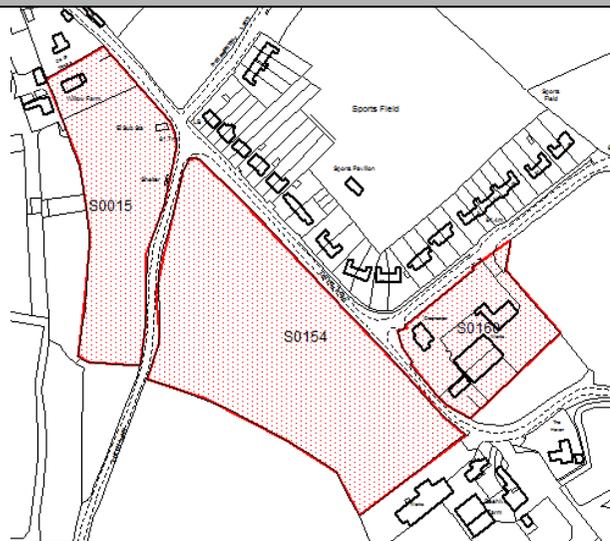
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

The site is brownfield comprising a mix of residential and industrial units. The site is 0.72ha and is constrained by the buildings on the site. The site is single ownership and there is no developer interest in the site.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 900m at SD389 Rosliston Forestry Centre Hedge. - Potential Wildlife site SDR6374 Strawberry Lane Grassland is located within 250m of the site. - Potential wildlife site SD194 (Rosliston Meadow) is located within 350m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The development would make no contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. Due to the size of the site development would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 650m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, sports pitch, convenience shop and post office and within 850m of Rosliston C of E Primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- The site would make no contribution towards the provision of affordable housing due to the site size.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus stops are located within 300m from the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, doctor's surgery)..</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on highways.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- As this is a brownfield site redevelopment is likely to have no discernible impact.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development may lead to reduced noise pollution given the established commercial use.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is brownfield and would not lead to the loss of productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 800m of an hourly bus service.</li> <li>- The site is located within 800m of services, including doctor's surgery, convenience shop and post office.</li> <li>- The site is more than 4km from the nearest major employment area.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings or conservation areas.</li> <li>- No HERS sites are located within the site. HERS18012 Cauldwell Ridge and Furrow is within 700m of the site to the north east and HERS25004 Malthouse Farm, Ridge and Furrow is within 450m of the site to the south west.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- Two trees with TPO 74 are situated in the west of the site.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by roads to the west and south, hedgerows to the north and hedgerows and a fence to the east.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

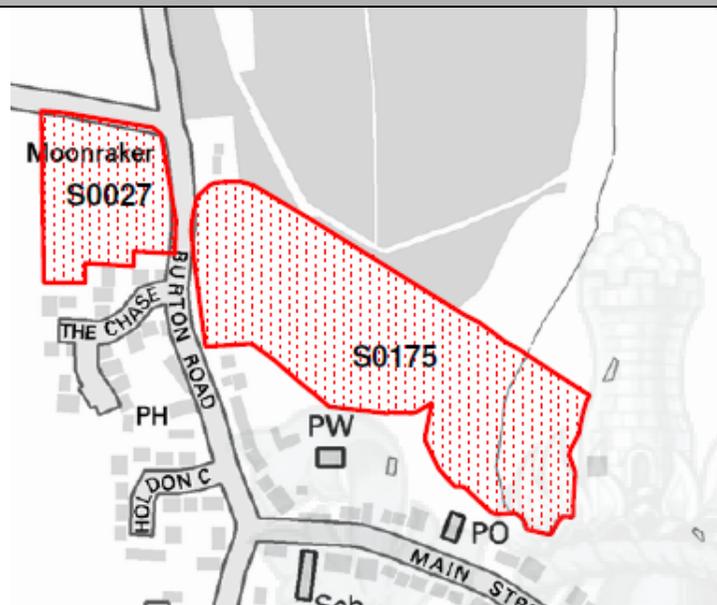
Version 1a

**Site: S0175. Site at Burton Road, Rosliston**

**Description:**

The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

This site comprises agricultural land that borders up to the forest at Rosliston forestry centre. The site area is 2.89ha and it has not been assessed as having any physical or environmental constraints. The site is in single ownership however at present there is no developer interest in the site. An application for residential development on the western part of the site has been refused planning consent (9/2016/0293).



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is within 200m of SD009 Rosliston Road Verge. - Potential wildlife site SD194 (Rosliston Meadow) is located within 350m of the site.	
	Could development affect protected species or BAP priority species?	No	- The ecological survey submitted with planning application 9/2016/0293 indicated potential for nesting birds, reptiles, bats and hedgehogs on the site, which would need to be the subject of further investigation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- - Planning application 9/2016/0293 proposed on site National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2016/0293 proposed 30% affordable housing provision.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Planning application 9/2016/0293 proposed on site open space provision.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 300m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The local highway authority raised no objections to planning application 9/2016/0293 in this respect.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> <li>- Planning application 9/2016/0293 indicated willingness to contribute toward education provision if needed.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Planning application 9/2016/0293 proposed to provide 30% affordable housing.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- In considering planning application 9/2016/0293 it was concluded that the development would not result in a material increase in traffic through the village and no objection was raised by the local highway authority in this respect, although it must be borne in mind that this application was for the development of only part, rather than the whole of, the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

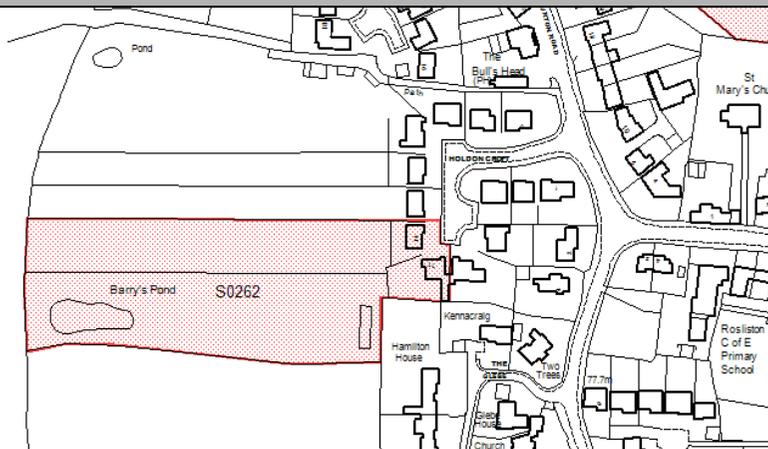
To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - The site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site lies within Flood Zone 1. - There is an area of high susceptibility to surface water flooding toward the east of the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is not located within 800m of an hourly bus service. - There are village centre services (convenience store, post office) within 800m. - The site is within 4km of the nearest major employment area at the Roger Bullivant premises on Walton Road.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- In considering planning application 9/2016/0293, it was concluded that the proposed development would be harmful to the significance of Grade II* Church of Saint Mary's, Main Street which is adjacent to the southern boundary of the site. It was also found that it would be harmful to designated and non-designated heritage assets. - No HERS are located within the site. However HERS2505 Rosliston, Ridge and Furrow is located within 20m of the western edge of the site, HERS25001 St Marys Church is located within 50m to the south of the site and HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 50m to the south of the site.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity. - The site is located within the Mease/Sence Lowlands Landscape Character Area - In considering planning application 9/2016/0293 it was concluded that site represented a valued landscape and that the proposal would represent an unwarranted intrusion into the countryside beyond the defined and emerging settlement boundaries, failing to retain open views across it.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - In considering planning application 9/2016/0293 it was concluded that site represented a valued landscape and that the proposal would represent an unwarranted intrusion into the countryside beyond the defined and emerging settlement boundaries, failing to retain open views across it.	

## Site: S0262 11 & 14 Holden Croft, Rosliston

### Description:

The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

This site comprises a field, two dwellings and their curtilages. The site is 1.04ha and is predominantly greenfield land. The site is in multiple ownership, however both parties are currently willing to develop the site for residential development. At present there is no developer interest in the site.



### Key



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MAP IS NOT TO SCALE NORTH 

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is within 400m at SD009 Rosliston Forestry Road Verge - Potential wildlife site SD194 (Rosliston Meadow) is located within 500m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	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?		- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 400m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located 250m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale is unlikely to have a significant impact on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site.</li> <li>- The part of the site lying beyond the residential gardens is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is not located within 800m of an hourly bus service.</li> <li>- There are village centre services (convenience store, post office) within 800m.</li> <li>- The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings and conservation areas.</li> <li>- The site is located within HERS25005 Rosliston, Ridge and Furrow.</li> <li>- Unknown potential for impacts on archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield land (approx. 85 percent),</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows to the north, south and west and existing development to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0274: Land off Strawberry Lane, Rosliston

### Description:

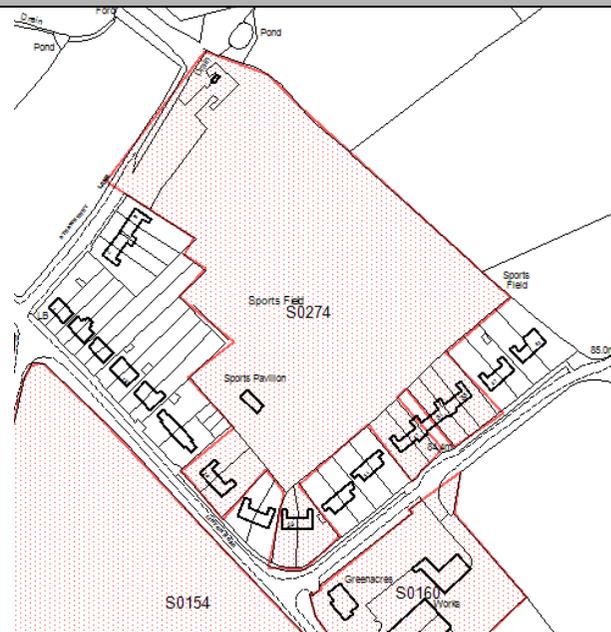
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

This site, measuring 2.8ha, represents greenfield land and is believed to be in single ownership

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 700m at SD0389 Rosliston Forestry Hedge - Potential wildlife site SDR6374 (Strawberry Lane grassland) Lies immediately adjacent to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development of the site would lead to the loss of outdoor sports facilities, which are located within the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting, although it is unclear whether development would deliver qualitative improvements to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus stops are located 150m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school and doctor's surgery, a sports field is 1200m away).</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site.</li> <li>- Land is classified as being 'good to moderate agricultural land or Grade 3.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 800m of an hourly bus service.</li> <li>- The site is within 800m of village centre services (convenience store, post office)</li> <li>- The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings and conservation areas.</li> <li>- No HERS are located within the site.</li> <li>- Unknown Potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and trees and hedgrows</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0011. Land off Ingleby Lane, Ticknall**

**Description:**

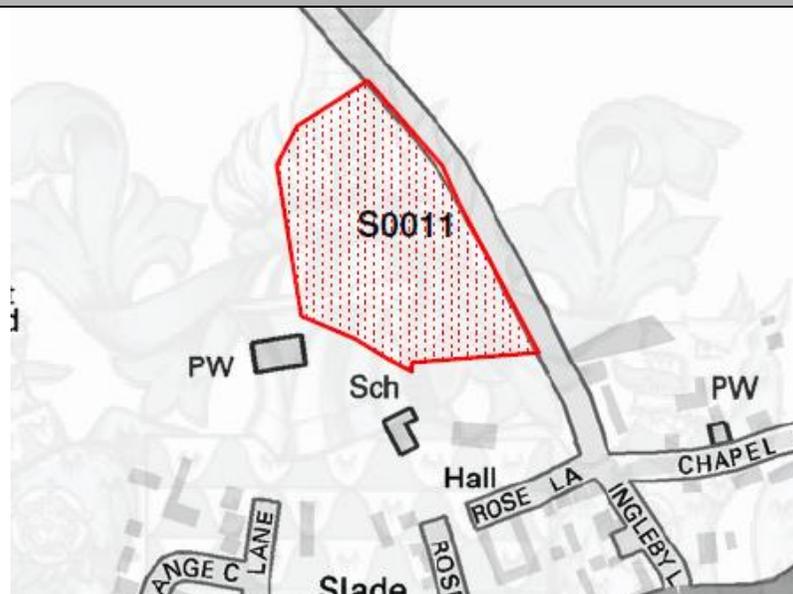
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

The 1.49ha site is used as agricultural land. The site is in single ownership and there is high developer interest in the site.

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Orange	- The site is located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is located 200m of County Wildlife Site SD392 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There is a regionally important geological site within 1km at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribution towards the delivery of affordable housing to meet local needs.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- The site promoter SHLAA form suggests the site could accommodate affordable housing. In addition given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 3.9km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store village hall and sports ground. The sports ground is within 800m using PROW network. The closest Primary School is located within Hartshorne, which is 4.7km from the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils.</li> <li>- However a new secondary school is proposed within the northern part of South Derbyshire District.</li> <li>- The nearest Primary Schools are located within Melbourne</li> <li>- Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235.</li> <li>- Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15% dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of the village shop and village hall.</li> <li>- Bus stops are located close to the site (within 400m) on Main Street, with an hourly service through the day and evening and a Sunday service.</li> <li>- There is no metalled footpath adjacent to the site. The nearest footpaths are located on Rose Lane and Ingleby Lane 90m from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision on the village. Information submitted with the SHLAA submission suggests that the site could contribute towards new facilities at Ticknall Cricket Club and could potentially offer land for an extension to the Village Hall car park. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this site would have an uncertain impact on the highways network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of the site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity but may be able to accommodate small scale development</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield and is likely to fall under the Grade 2 agricultural land classification.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1.</li> <li>- There is an area with low susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The village store and village hall lie within 800m.</li> <li>- The site is within 400m of an hourly bus service.</li> <li>- The nearest employment site is more than 4km away from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development likely to have harmful impacts on Ticknall Conservation Area, the Grade II listed Church of St George and HERS27103 St Georges Church, which is located 45m from the site.</li> <li>- Potential for in ground archaeology.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the site is in secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by hedgerow and Ingleby Lane to the east and trees to the south and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site: S0267. Land off Ashby Road, Ticknall**

**Description:**

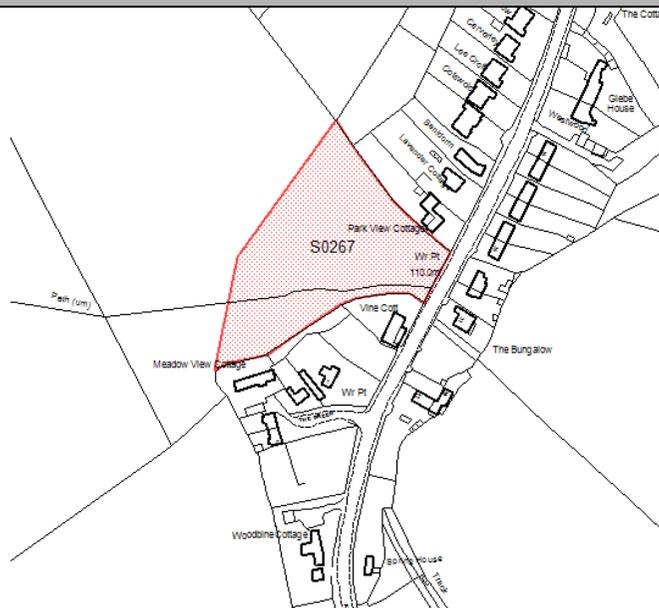
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

The site comprises agricultural land. It extends some 0.6ha and is currently in single ownership. There is high developer interest.

**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	No	- The site is located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site SD391 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- A regionally important geological site lies within 1km of the site at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site promoter indicates that site could make a contribution towards the delivery of affordable housing.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Given the scale of the scheme and given local plan requirements development would be likely to deliver a arrange of house sizes. The site promoter has indicated contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 4.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store, and within 1200m of the village hall and sports ground. The closest Primary School is located within Hartshorne, which is 5km from the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils.</li> <li>- However a new secondary school is proposed within the northern part of South Derbyshire District.</li> <li>- The nearest Primary Schools are located within Melbourne</li> <li>- Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235.</li> <li>- Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Site promoters indicates that site could make a contribution towards the delivery of affordable housing.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the convenience store and within 1200m of the village hall.</li> <li>- There is an hourly bus service within 800m of the site.</li> <li>- There is no metalled footpath adjacent to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision on the village.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that development on this scale would have a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site.</li> <li>- There are no established cycle routes adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity, but may be able to accommodate small scale development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield and is likely to fall under the Grade 3 good to moderate quality agricultural land classification.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus service.</li> <li>- The site is within 800m of the village store and 1200m of the village hall.</li> <li>- The nearest major employment site is more than 4km away from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of the village conservation area, which is immediately adjacent to the site and nearby listed buildings, including a Grade II Listed pillar fountain.</li> <li>- No HERS sites are located within the site although there is potential for in ground archaeology in this area</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the site is in primary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well by hedgerow and Ashby Road to the south, existing development and trees and hedgerows to the east and west. The site is open to the north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

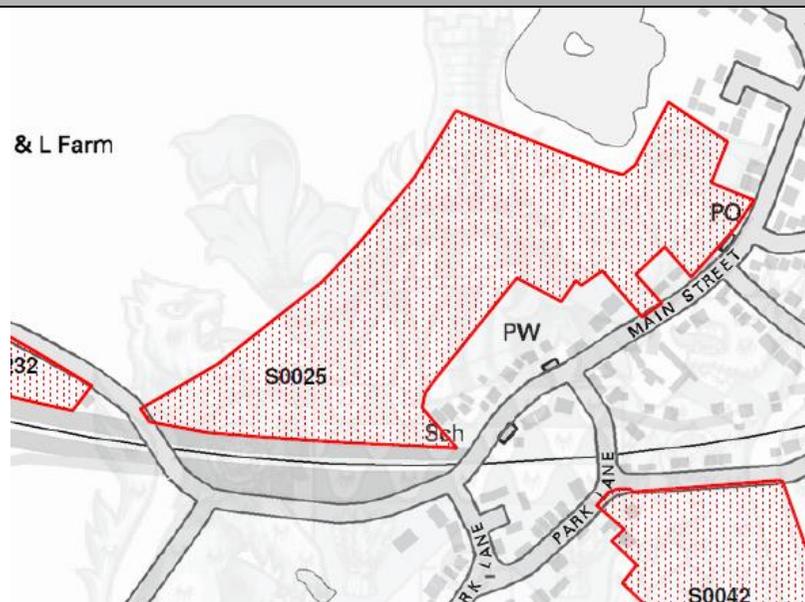
Version 1a

**Site: S0025. Land to the North of Main Street, Weston on Trent**

**Description:**

The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located south of Trent Lane and the other adjoining Swarkestone Road.

This site comprises cultivated farmland fields and extends some 6.21ha. The site is constrained by the lack of visibility at the western access point of the site, This site is currently in single ownership, however there is low developer interest in the site.



**Key**



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is just over 500m away from SD148 Home Farm Pond. - Potential wildlife site SD346 Grassland next to Tarasyka is within 60m of the site and SD146 Tarasyka is just over 100m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 1.6km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 800m of a primary school, village hall and recreation ground.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue. Access to the site is a problem, due to the inadequacy of visibility splays.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary school is within Weston On Trent which is nearing capacity with 117 pupils attending the school with 121 pupils. - The nearest secondary school, Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHLAA prepared by the Authority suggests that the impact on viability of the restricted visibility at the west access point may need further assessment. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. - There is no Sunday Service. - There is no village centre and the nearest convenience shopping facilities are more than 1200m away. - There is a metalled footpath immediately adjacent to the site on Main Street.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale could make some contribution toward the provision of education and on and off-site open space and sports provision in Weston on Trent. Although the site is quite large, it would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development of this site on traffic congestion is unknown and would require a Transport Assessment as part of any planning application. The site has potential access constraint, with poor visibility at the west access point.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site.. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Likely to Grade 2 and / or 3 very good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service to Derby.</li> <li>- There is no village centre and the nearest convenience store is more than 1200m away.</li> <li>- The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no Conservation Area nearby. Grade II listed building 1 Western Court is located within 30m of the site and grade II* Weston Hall is located within 150m of the site.</li> <li>- HERS27705 (Weston on Trent Shrunken Village) is located within the site. HERS 2270 (Barrow Cemetery) is located immediately to the west of the site, HERS22719 (Ridge and Furrow) and HERS22728 (Weston on Trent Railway Station) are located within 100m of the site, HERS2725 (Ridge and Furrow, south of the Trent, Weston on Trent) and HERS22704 (crop marks of field system) are located within 200m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing development to the east, hedgerows and railway line to the south, trees and existing development to the north and to a limited extent by hedgerows to the west contain the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

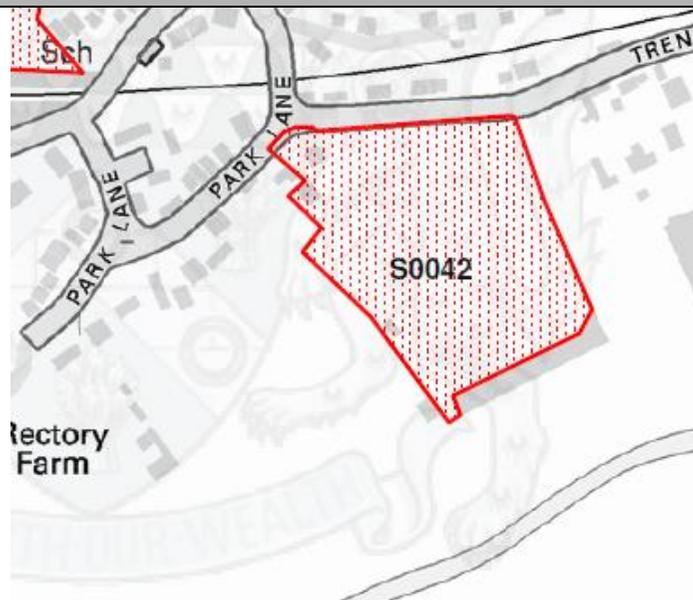
Version 1a

**Site: S0042. Land on Trent Lane, Weston on Trent**

**Description:**

The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located north of Main Street and the other adjoining Swarkestone Road.

This site comprises grazing land and allotments and extends 2.39ha. The site is currently in single ownership, with high developer interest in the site. No particular environmental or physical constraints have been identified. Planning consent for residential development was granted on part of the site (9/2010/0114).



**Key**



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is just over 800m away at SD163 Long Wood Walk	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 2.1km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 800m of a primary school, village hall and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There 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 Primary school is within Weston On Trent which is nearing capacity with 117 pupils attending the school with 121 pupils. - The nearest secondary school, Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHLAA prepared by the Authority suggests that the site could be viable for housing development. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. - There is no Sunday Service. - There is no village centre and the nearest shopping facilities are more than 1200m away..	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of a site of this scale could make some contribution toward the provision of new education where needed, on and off-site open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on highway congestion is unknown, although it is unlikely to be significant given the small scale of the site. - Access to the site on Trent Lane is constrained due to the single lane nature of the road. In addition the bridge over Trent Lane has only one lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

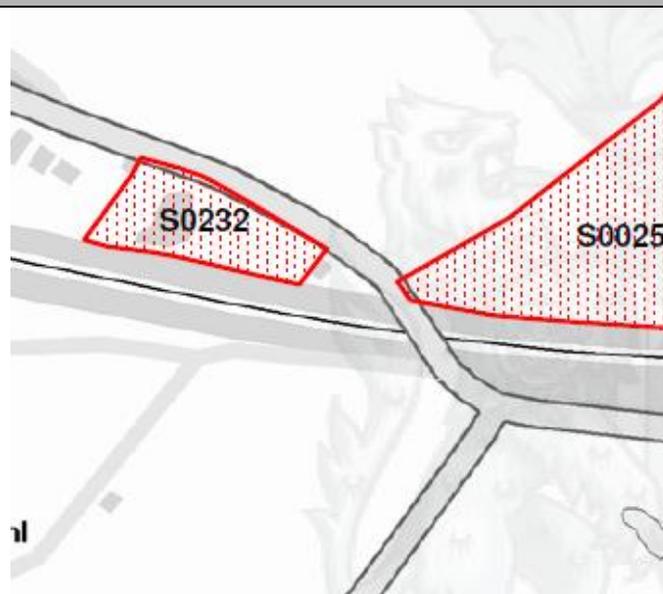
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1 .</li> <li>- There a very small area with low susceptibility to surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Bus stops are located 61m from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. There is no Sunday or evening service.</li> <li>- There is no local centre and the nearest shopping facilities are more than 1200m away.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Conservation Area Trent and Mersey Canal is located within 90m to the south of the site. Grade II listed building The White House is located within 20m of the site to the west.</li> <li>- HERS27725 Ridge and Furrow, South of Trent Lane covers the site, HERS27728 Weston On Trent, Railway Station is within 60m of the site. HERS99002 The Trent and Mersey Canal is located within 90m of the site. HERS27724 Ridge and Furrow Group Weston On Trent is located 300m of the site and HERS27704 Cropmarks of field system is located 160m of the site.</li> <li>- Uncertain potential for in ground archaeology</li> <li>- Impacts would be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are hedgerows on the northern boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by pronounced hedgerows on the northern boundary of the site, hedgerows and existing development on the western boundary and trees on the southern boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

**Site: S0232.** Site adjacent to Rio Vista, Swarkestone Road, Weston on Trent

**Description:**

The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located north of Main Street and the other is south of Trent Lane.

The site comprises open green space of 0.55ha. The site is currently in single ownership and there is a medium level of developer interest in the site. There are no identified physical or environmental constraints.



**Key**

<span style="color: red;">■</span>	Housing Site
<span style="color: green;">■</span>	Green Belt
<span style="color: yellow;">■</span>	Green Wedge

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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is just over 350m away at SD148 Home Farm Pond #2. - Potential Wildlife site SD346 Grassland next to Tarasiyka and SD146 Tarasiyka is located 45m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution to the delivery of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to the site size, development would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 2.2km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site is within 550m of the village hall, within 1km of Weston on Trent Primary School and within 1.2km of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There 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 Primary school is within Weston On Trent which is nearing capacity with 117 pupils attending the school with 121 pupils. - The nearest secondary school, Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the sites size development would make no contribution towards delivering affordable housing to meet local needs. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site and provide an hourly bus service to Derby through the day. - There is no Sunday or evening service. - There is no village centre and the nearest shopping facilities are more than 1200m away - There is no metalled footpath immediately adjacent to the site. On the opposite side of Swarkestone Road, there is a metalled footpath which connects to Weston On Trent.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of a site of this size could be expected to make some contribution toward the provision of new education where needed and off-site open space and sports provision in Weston on Trent. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- No significant impact on congestion likely given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to comprise Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Bus stops are located within 400m of the site and provided an hourly bus service to Derby through the Day. There is no evening or Sunday Service.</li> <li>- There is no village centre and the nearest convenience shopping facilities are more than 1200m away.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS are located within the site. HERS 27720 Barrow Cemetery is located within 30m of the site, HERS27719 Ridge and Furrow is located within 160m of the site and HERS27702 Chellsaton Junction, crop marks of parallel ditches, Ridge and Furrow is located within 320m of the site.</li> <li>- Unknown potential for in ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the railway and trees to the south of the site, dwellings and trees to the west and east and Swarkestone Road to the north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

## S0045: Site at Land off Twyford Road, Barrow upon Trent

### Description:

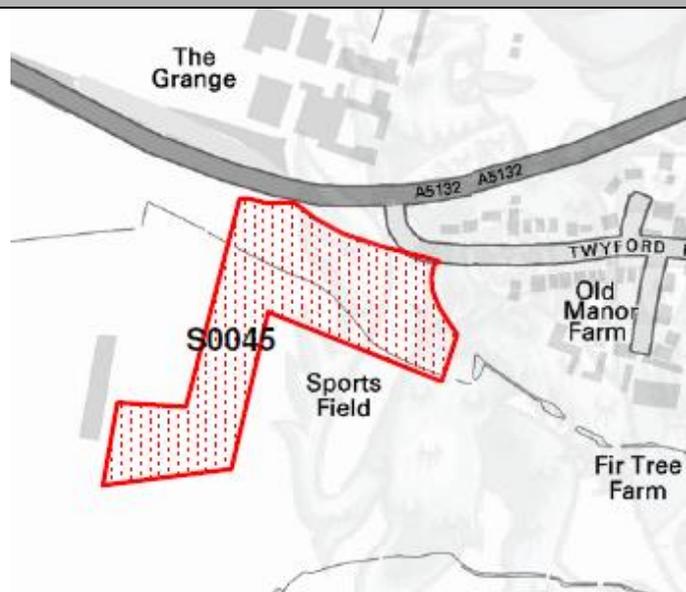
The village of Barrow on Trent lies towards the north east of the District, and is located approximately 8km south of Derby city Centre, although is only 2.5km to the south east of the suburb of Sinfin. Barrow upon Trent is a small village that is varied in character.

This site comprises of agricultural land. It extends some 2.6ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD083, Green Lane and Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m, including on open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3 km of the site. The nearest GP is located in Chellaston 3.1km from the site	
	Will it promote healthy lifestyles?		- Site is within 800m of key services, including school, sports pitch, but more than 1200m from village centre services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There 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 Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Sale and Davys Primary School which is exceeding capacity with 109 pupils attending the school with a capacity of 105.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site (within 400m) on Twyford Road, although services are hourly during the day but are infrequent outside of working hours. - There is no village centre. The nearest is more than 1200m away. - There is no metalled footpath from the site to the village (the nearest footpath starts from Twyford Road) but it may be possible to provide a footpath into this site connecting to existing.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development of this site would have uncertain impact upon the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 800m of an hourly bus service. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Development on this scale is unlikely to have WWTW capacity implications (site is served by Derby WWTWs). - New development in this location could exacerbate existing environmental problems and new development in combination with growth on the southern edge of the City proposed in the Part 1 Local Plan could require strategic capacity improvements. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out for fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Land is classified as having potential to being 'good to moderate' quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies wholly within Flood Zone 3b and is therefore unlikely to be suitable for development according to the District Council's level 1 SFRA, although it is understood that the EA mapping on which the SFRA is based is inaccurate in this location and overstates actual flood risk across much of the village.</li> <li>- Updated flood mapping available on the parish Councils website indicates that this site did flood in the 2000 floods.</li> <li>- There are pockets of land with low and medium susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is served by an hourly bus service, but there is no evening service.</li> <li>- The site is more than 1200m from a village or local centre.</li> <li>- More than 4km from the nearest large scale employment.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of the village conservation area and The Grange, Twyford Road which is II listed building to the north.</li> <li>- No HERS sites are located within the site, but there is a site located adjacent to the south west of the site HER16709).</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by the A5132 to the north and to a limited extent by hedgerows to the south and west</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

## S0290: Bridge Farm, Sinfin Lane Barrow upon Trent

### Description:

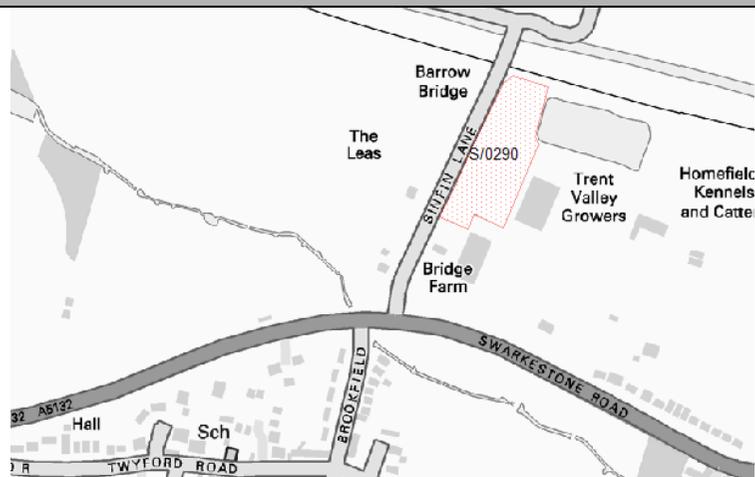
The village of Barrow on Trent lies towards the north east of the District, and is located approximately 8km south of Derby city Centre, although is only 2.5km to the south east of the suburb of Sinfin. Barrow upon Trent is a small village that is varied in character.

The majority of the site is brownfield site comprises offices and industrial storage. The site extends some 0.93ha, is within single ownership and there is no developer interest in the site.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located just over 300m of SD121 Barrow On Trent Complex.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- The site is 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?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m, including on open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of a new healthcare facilities or support the expansion of facilities within 3 km of the site. The nearest GP is located in Chellaston 2.5km from the site	
	Will it promote healthy lifestyles?		- Site is within 800m of key services, including school and sports pitch but more than 1200m from a village centre*	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- 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 Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Sale and Davys Primary School which is exceeding capacity with 109 pupils attending the school with a capacity of 105.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located close to the site (within 400m) on Swarkestone Road. Services are hourly during the day but are infrequent outside of working hours. - There are limited local facilities (including a primary school and village hall). The nearest village centre is more than 1200m away. - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to have a significant impact on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development on this scale is unlikely to have WWTW capacity implications (site is served by Derby WWTWs). - New development in this location could exacerbate existing environmental problems and new development in combination with growth on the southern edge of the City proposed in the Part 1 Local Plan could require strategic capacity improvements. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out for fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The majority of the site is brownfield.</li> <li>- However the element of greenfield land is likely to be classified as Grade 3 good to moderate quality agricultural land or grade 2 very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is served by an hourly bus service, but there is no evening service.</li> <li>- There are few local services and the nearest village centre is more than 1200m away. it is in excess of 4km from the nearest large scale employment.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The site is within 50m of the Trent and Mersey Canal Conservation Area,</li> <li>- No HERS sites are located within the site, however the site is within 50m of HERS99002 Trent and Mersey Canal.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Sinfin Lane to the west, trees and hedgerows to the north and part of the western boundary and buildings to the south. However part of the boundary is open to east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0170: Land adjacent Fourway, Little Derby Hill, Burnaston

### Description:

The site is located within the north west of the District and is located 9.9km from Derby City.

The site comprises of agricultural land and outbuildings. It extends some 1.66ha and is currently in single ownership. There is no developer interest.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interests of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1200m of SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute towards improving open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3kn of the site. The nearest GP is located within Littleover Derby 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is within excess of 1200m of key services including school, sports pitch and village centre,	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal primary school for the site is Etwall Primary School which is exceeding capacity with 279 children attending the school with a capacity of 259 pupils. - The normal area secondary school for the site is John Port School within Etwall, which has some spare capacity within 1957 pupil's attending the school which has a capacity of 2070 pupils. - The closest Secondary School is Littleover Community with is exceeding capacity 1683 pupils attending the school with a capacity of 1342 pupils. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development - There is no affordable housing need within Burnaston.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located more than 800m from an hourly bus service. - There is an existing PROW within the eastern boundary of the site. - There are limited facilities within Burnaston – Village Hall. The nearest village centre is more than 1200m away. - There are no metalled footpaths which would connect the site to Burnaston.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the education. Development on this scale is unlikely to deliver improved public transport provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 800m of an hourly bus service - There is an established off-road cycle route running parallel to the A38, adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is not served by a sewage treatment works. - There are no known water or electricity supply constraints. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Due to the proximity of the site to the A50 there maybe increased noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 800m of an hourly bus service.</li> <li>- The nearest village centre is more than 1200m away.</li> <li>- The nearest major employment site is Toyota, which lies more than 5km away by road (need to travel north on the A38 to the Mickleover roundabout before doubling back), but the journey back is only 1.5km. By cycle, using the off-highway route running parallel with the A38, the journey is 1.5km in each direction..</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees to the west, Little Derby Hill to the south, trees and hedgerows to the north and east, with existing development also containing part of the site to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S043: Maple Dene, Church Broughton

### Description:

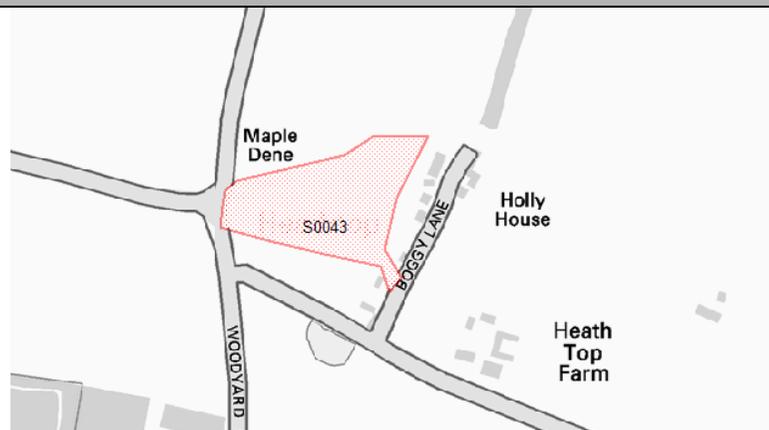
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

The site comprises predominantly agricultural land, with a farm dwelling and its curtilage. It extends some 1.37ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife site SD375 Conygreave and Rough Woods - The site is located within 100m of Potential Wildlife Site SD201 Boggly Lane	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution toward open space and recreation provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 5.7km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and few services. The site is in excess of 1200m of Church Broughton Primary School and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what effect the development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwell which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. -	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 800m to a bus stop, which provides a extremely limited service with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision) but none within 1200m - There is no footpath adjacent to the site, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - It is unlikely that development on this scale would support new on-site services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1 , SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is more than 1200m from a village centre</li> <li>- It is within 3km of the nearest large scale employment area, Dove Valley Business Park.</li> <li>- There is no hourly bus service within 800m.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield with 1.2ha of being greenfield and 0.16ha of the site being brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Cote Bottom Lane to the west and hedgerows and trees to the north, east and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0054: Site at Church Road, Church Broughton

### Description:

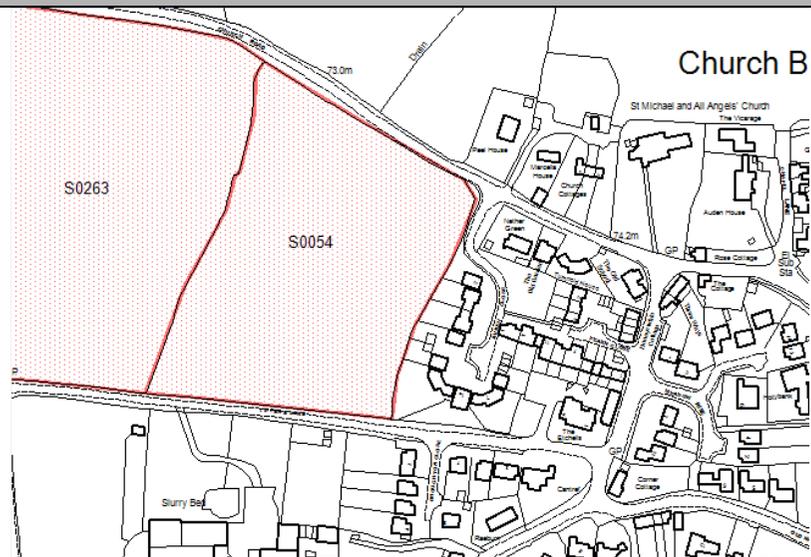
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

This site comprises agricultural land and is crossed by a power supply line. There are two Tree Preservation Orders on site. It extends to some 2.16ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 950m of SD375, Conygreave and rough woods. - Potential wildlife site SD21, Boggy Lane is located 214 away.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 6.6km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre and the village has few services. The site is located within 800m of a Church Broughton Primary School, however is more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The development would have an uncertain effect in terms of reducing accidents or improving safety 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 John Port School at Etwell which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. -	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however impact on the viability of the power supply lines across the site may need further assessment. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site (within 400m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision) within 800m, but no village centre as such.. - There is a metalled footpath adjacent to the site at Auden Close. However the footpath does not connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Growth could make a contribution to open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could sustain the existing demand responsive service. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The lack of local facilities and the infrequent public transport provision means that a high proportion of trips generated by the site would be likely to be by private transport. - In impacts in respect of congestion on the strategic and/or local road network are unknown, but would be likely to be negligible. - The two roads adjacent to the site, (Church Road and Tippers Lane) are single lane roads.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1 , SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There is low to medium susceptibility to surface water flooding to the western boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is more than 1200m from village centre services.</li> <li>- It is more than 800m from an hourly bus service.</li> <li>- It is more than 2km by road from the nearest large scale employment area, Dove Valley Business Park.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could impact upon the setting of the Grade I listed Church of St Michael and All Angels and adjacent listed cottages.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent upon the design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- TPO52 is situated to the south east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0189: Land at Boggy Lane, Church Broughton

### Description:

The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

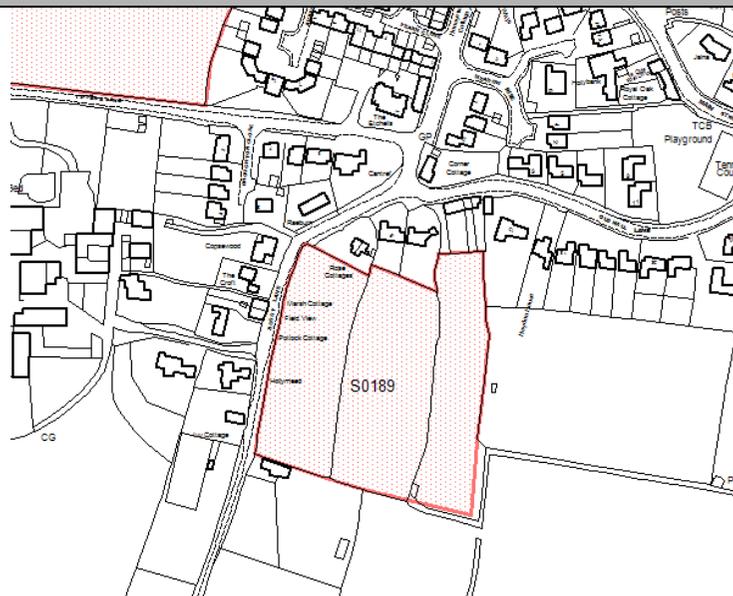
The site comprises agricultural land and extends to some 1.57ha It is currently in single ownership. There is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 900m of SD375 Congreave and Rough Woods. - Potential wildlife site SD201 Boggy Lane is 5m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirement would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make some limited contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 7.2km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and very few services. The site is within 800m of a Primary School, however is within excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact the development will have on the number of people involved in accidents.	-
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- 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 will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	- Ensure development reflects requirements of Policy INF6 of the Plan.
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site (within 400m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday. - There are some local facilities ( a primary school, outdoor sports provision and a mobile library service) within 800m., but no village centre as such. - There is no metalled footpath adjacent to the site.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards open space and sports provision in the village. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that development on this scale would support new on-site services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development would have on the strategic and/or local road network would be likely to be negligible given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Site is likely to be Grade 3 good to moderate quality, or Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There are very small pockets of low susceptibility to surface water flooding within the site..</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is not located within 1200m of village centre services</li> <li>- It is more than 2km by road away from the nearest large scale employment area, Dove Valley Business Park.</li> <li>- The site does not lie within 800m of an hourly bus service.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could affect the setting of a listed building at number 12 Old Hall Lane.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development to the north, trees and hedgerows to the east and hedgerows to the west,</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0263: Land to the north of Tippers Lane, Church Broughton

### Description:

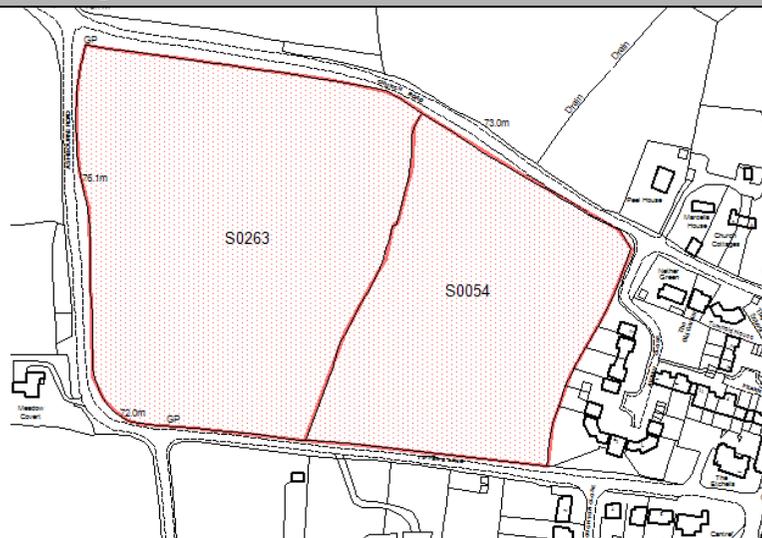
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

This site comprises agricultural land and is crossed by a power supply line. It extends to some 3.346ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 950m of SD375, Conygreave and rough woods. - Potential wildlife site SD21, Boggy Lane is located 300m away.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a contribution towards improving open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 7.3km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and very few services. The site is located within 800m of a Primary School, however in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The development would have an uncertain effect in terms of reducing accidents or improving safety 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 John Port School at Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however impact on the viability of the power supply lines across the site may need further assessment. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site (within 400m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision) within 800m, but no village centre as such. - The closest metalled footpath to the site is at Auden Close. However the footpath does not connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Growth could make a small contribution to open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - No information regarding site services or facilities has been provided by site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development of the site would have on the local and strategic highway network, which would need to be determined through a Transport Assessment, although the overall effect would be unlikely to be significant. - The three roads adjacent to the site, (Church Road, Tippers Lane and Ashbourne Road) are single lane road.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1 , SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1.</li> <li>- There is low to medium susceptibility to surface water flooding along the eastern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 1200m of village centre services</li> <li>- It is more than 2km by road to the nearest large scale employment area, Dove Valley Business Park.</li> <li>- The site is not within 800m of an hourly bus service.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by roads to the north, west and south and existing hedgerow to the east,</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0264: Farmyard and adjacent land at Cromwell House Farm, Church Broughton

### Description:

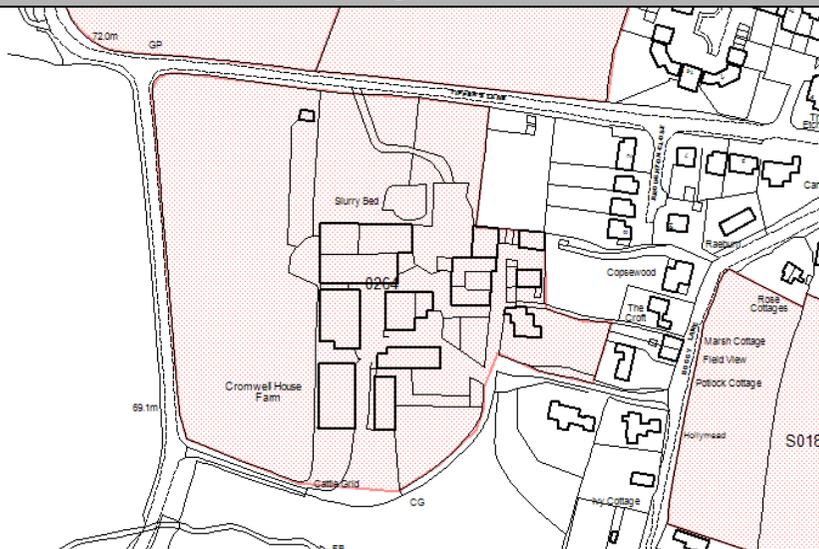
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

The site comprises agricultural land and buildings a farm dwelling and curtilage and a paddock to the west. It extends some 3ha, however only 2.5ha of the site is developable (this excludes the farm dwelling and its curtilage). The site is in single ownership and there is no developer interest.

### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 900m of SD374 The Coppice. - Potential Wildlife site SD201 Boggy Land is located within 100m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a contribution towards improving open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 6.5km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and the settlement contains very few services. The site is located within 800m of a village school, however is in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The development would have an uncertain effect in terms of reducing accidents or improving safety 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 John Port School at Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site (within 800m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision) within 800m, but no village centre as such. - There are no metalled footpath which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Growth could make a small contribution to open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - No information regarding site services or facilities has been provided by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

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

Version 1a

## S096: Former Coal Stacking Yard, Coton Park

### Description:

Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

The site comprises vacant land, which was a former coal stocking yard. It extends some 10.05ha and is currently in single ownership. There is no developer interest. Planning consent was granted for a solar farm on the site (9/2014/1015).

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is within 300m of County Wildlife Site SD400 Coton Park Coal Stacking yard (west) and Local Nature Reserve Coton Park Coal Stacking yard.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute towards open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote 2.9km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre and limited services within the village. The site is in excess of 1200m of a primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the coal carpet across the site and potential contamination</li> <li>- There is an identified need for affordable housing within this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stop is more than 800m from an hourly bus service to Swadlincote and Burton on Trent</li> <li>- There are few services within Coton Park – recreation ground. There is no village centre within 1200m.</li> <li>- There is no metalled footpath adjacent to the site which could connect the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of the site..</li> <li>- There are no established off road cycle routes adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site is served my Coton Park WWWT which is exceeding capacity</li> <li>- There are no known water supply or electricity network constraints</li> <li>- Super Fast broadband is available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- However there may increase noise complaints due to the site being adjacent to the railway line (this however is used for rail freight and is infrequent.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There are narrow areas of low, medium and high susceptibility to surface water flooding, along the western, southern and, in particular, the eastern boundaries of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site lies more than 800m from an hourly bus service to Burton and Swadlincote.</li> <li>- Coton Park contains very few services. There is no village centre within 1200m.</li> <li>- The nearest major employment site is Tetron Point / Cadley Hill , which lies within 2km..</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any conservation areas or listed buildings.</li> <li>- HERS17804 Coton Park Colliery/brick works is located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- Trees are contained within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained Coton Park to the west, railway line to the north and trees to the east and the south</li> <li>- Trees are contained within the site,</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S106: Former Coal Stacking Yard, Coton Park

### Description:

Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

The site comprises agricultural land. It extends some 3.6ha and is currently in single ownership. There is no developer interest.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is within 300m of County Wildlife Site SD400 Coton Park Coal Stacking yard (west) and SD166 Netherseal Colliery Lane and Local Nature Reserve Coton Park Coal Stacking yard.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site..	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote 2.7km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre and limited services within the village, although Linton village centre services lie within 1200m. The site is in excess of 1200m of a primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the access provision on viability would be required.</li> <li>- There is an identified need for affordable housing within this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site is within 800m of an hourly bus service to Swadlincote and Burton on Trent</li> <li>- There are few services within Coton Park – recreation ground. Linton village centre lies within 1200m.</li> <li>- There is a metalled footpath adjacent to the site on Coton Park which could connect the site to the village</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly service between Burton and Swadlincote within 800m.</li> <li>- There is no established off road cycle route adjacent to this site</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site is served my Coton Park WWWT which is exceeding capacity.</li> <li>- There are no known water supply or electricity network constraints.</li> <li>- Super Fast broadband is avilabale.</li> <li>- Access to the site is narrow.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development could increase odour complaints as a result of the proximity of the site Sewage Treatment Works.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 2 Very Good</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There are very narrow areas of low and high susceptibility to surface water flooding along the northern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus service to Burton and Swadlincote.</li> <li>- Coton Parks contains very few services, although Linton post office / store lies within 1200m.</li> <li>- The nearest major employment site lies within 4km at Tetron Point / Cadley Hill</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any conservation areas or listed buildings.</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the west, trees and hedgerows to the north and east and a track road to the south.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0241: Land adjoining Manor Farm, Dalbury Village, Dalbury Lees

### Description:

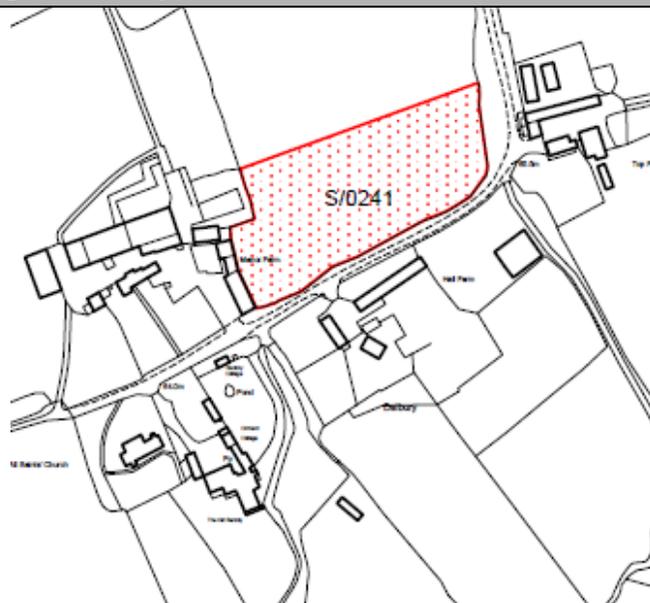
The village of Dalbury lies towards the north west of the District, and is located approximately 11km west of Derby. Dalbury is a very small village with few facilities or services.

The site comprises agricultural land. It extends some 0.8ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD308 Radbourne Rough and Stream. - Potential Wildlife site SDR6191 Dalbury Churchyard is located 80m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the provision of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No information has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward on-site open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision or expansion of existing facilities within 3km of the site. Nearest existing facility is at Mickleover, 8km away.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m from key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of reducing accidents and improving highways safety within and 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 John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is at Long Lane, which is currently exceeding capacity, with 44 pupils attending the school with a capacity of 30 children.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are no facilities within the village and the site is located more than 1.2km from an established village centre and there is no metalled footpath from the village to nearby villages with key services. - The site is excess of 800m from an hourly or better bus service.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact is unlikely to be significant given the scale of the site. The lack of facilities and public transport provision means that a high proportion of trips generated by the site would be likely to be by private car. The access to the site would be from a unnamed road, however access would be onto a single track lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within flood zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2,SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is a single demand responsive bus service to Derby and Ashbourne on Tuesdays and Fridays only.</li> <li>- There is no hourly bus service within 800m.</li> <li>- The site does not lie within 1200m of a village centre.</li> <li>- The nearest major employment area is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of nearby listed building, Manor Farmhouse (Grade II listed), The Old Rectory (Grade II listed) and All Saints Church (Grade II* listed).</li> <li>- No HERS sites are located within the site, but HERS18604 – All Saints Church is located 110m from the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained to the east and south by the road and trees and to a limited extent hedgerows to the north and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

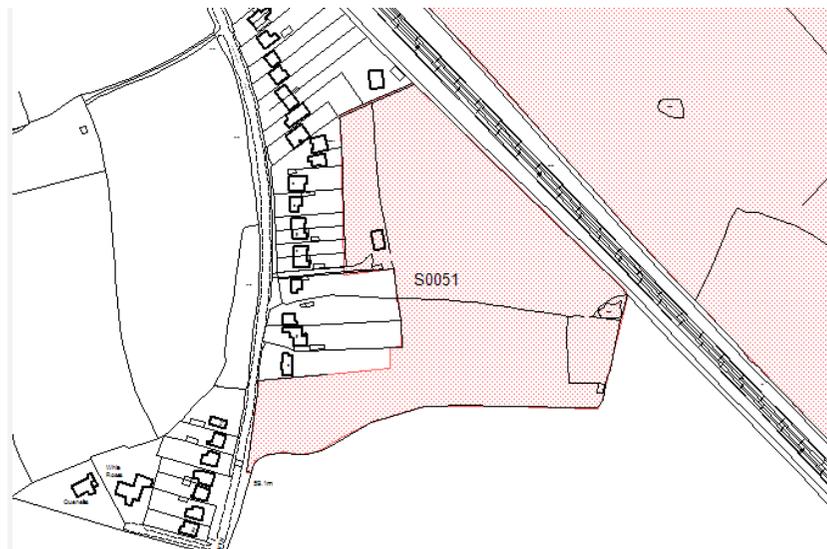
Version 1a

## S0051: Land to the east of Rosliston Road South, Drakelow

### Description:

The village of Drakelow lies towards the south of the District and is located approximately 5km south of the centre of Burton on Trent.

The site comprises garden land and agricultural land. It extends some 3ha and is currently in multiple ownership, but all parties are willing to develop the site for residential use. There is high developer interest. Site has outline planning permission for residential development (9/2014/0948).



### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1.4km of SD010, Grove Wood.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for Bats GCN and breeding birds on site. Also some hedgerow which is a BAP habitat is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- The Design and Access Statement for planning application 9/2014/0948 (outline application for all matters reserved except access for up to 75 dwellings), proposed that the existing tree and hedgerows will be retained and protected and new trees planted in gardens in the main courtyard. - Planning consent 9/2014/0948 provides for 0.58ha on site National Forest planting..	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning consent 9/2014/0948 indicates that the site will deliver 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2014/0948 affordable housing statement proposed a minimum of 30% affordable housing in the site and a range of dwelling sizes from 1 bed flat to 4/5 bed family housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be 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 on the site. Planning consent 9/2014/0948 provides for 0.47ha of open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2014/0948 includes no requirement for developer contributions toward healthcare facilities.	
	Will it promote healthy lifestyles?		- Development would be within 1200m of existing local centre at Staphenhill and a sports pitch, Riverview Primary School in East Staffordshire is located within 1.6km from the site, although the site is some 3.5 from Rosliston Primary School, within whose normal area it falls.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Transport assessment for the site indicates that there is no significant highway safety problems requiring mitigation as a result of the development proposals	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school within South Derbyshire is William Allitt, which currently offers no space capacity. The closest secondary school within East Staffordshire is Blessed Robert Sutton Catholic Sports Colleague which is 1.8km from the site and is exceeding capacity. - The nearest Primary Schools within South Derbyshire are Rosliston Primary School and Stanton Primary School. Rosliston Primary School has some spare capacity with 91 pupils attending the school with a capacity of 101. And Stanton Primary School has some spare capacity with 82 pupils attending the school with a capacity of 105. - The Section 106 agreement associated with planning consent 9/2014/0948 indicates that a developer contribution is to be provided to fund 11 places at William Allitt School.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Planning consent 9/2014/0948 provides for 30% affordable housing - There is no identified affordable housing need in Drakelow.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is within 800m of a half hourly bus route. - There is a metalled footpath adjacent to the site on Rosliston Road South, which could connect the site to services within Stapenhill, which lie within 1200m of the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will contribute toward education, open space and recreation provision. Development will not deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Transport assessment indicates that the development can be accommodated by the local highway network and the site can be served by a variety of sustainable transport modes. The local highway authority has not objected to the development proposed under planning consent 9/2014/0948 on highway capacity grounds.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an half hourly bus route - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW, which has spare capacity. - There are no known requirements for additional; water supply or electricity network improvements - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out,	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Development in this location would be unlikely to support rural businesses as residents would be likely to look to services and facilities in Burton-on-Trent to meet their needs.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- Development will not support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not clear whether development will have a significant impact on local water quality due to lack of design detail.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Proximity of the site to a railway line could potentially lead to an increase number of noise complaints, although this line is currently used infrequently.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- The planning consent 9/2014/0948 indicates that details of surface water drainage must be addressed at the reserve matters stage. The Flood Risk Assessment submitted with the application indicates that surface water flows would be limited to the existing greenfield rate via a system of on-site storage and attenuation and would improve the existing situation.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site lies within 800m of a half hourly bus route.</li> <li>- The nearest local centre is within 1200m.</li> <li>- The nearest employment area lies within 2km.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to make a contribution toward the delivery of additional renewable energy capacity on site.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no listed buildings or conservation areas within the immediate vicinity.</li> <li>- No HERS sites are located within the site. HERS19209 (Drakelow earthworks) is located within 200m of the site.</li> <li>- This heritage assessment identifies a low potential for significant archaeological deposits dating to all periods to be present although ridge and furrow is noted to be present within the study site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site is located within and would improve access to the National Forest, an important cultural asset..</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> <li>- In considering planning application 9/2014/0948 it was concluded that development could be assimilated in the landscape to an acceptable degree.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by the existing railway line and trees to the east, existing development to the north and west and to some extent hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements will contribute towards integrating new development into the landscape.</li> <li>- Planning consent 9/2014/0948 proposes the loss of some hedgerow to provide for the site access and provides for National Forest tree planting both on and off site..</li> </ul>	

## S0069: Land South of Silver Lane, Elvaston

### Description:

The village of Elvaston lies within the north west of the District, and is located approximately 9km east of Derby in the South East Derbyshire Green Belt. It is a small settlement with few services.

This site comprises agricultural land. It extends to some 0.64ha and is currently in single ownership. There is no developer interest.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- County Wildlife site SDSD247 (Elvaston Castle Country Park) is immediately adjacent to the western boundary of the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- The development would make no contribution towards the delivery of affordable housing due the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters in respect if likely mix on site. Although given the size of development the site would make an no contribution towards the delivery of affordable housing, however given the local plan requirement's development would expected to provide a mix of dwelling type and size.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- No, site 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 improvements to open space and/or local sports provision on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Alvaston 3,4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Alvaston, which has limited facilities. The site is within 400m of the village hall and within 1200m of Alvaston cricket club. However the site is in excess of 1200m of a primary school and other key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The site falls within Noel Baker School normal area, which is exceeding capacity with 1154 pupils attending the school with a capacity of 1151. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Alvaston Junior School which has some capacity with 321 pupils attending the school which has a capacity of 360	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would make no contribution towards the delivery of affordable housing, - There is not an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m from an hourly or better bus service and more than 1.2km from an established local or village centre. - There is an existing metalled footpath adjacent to the site on Ball Lane, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effect on existing services and is not likely to deliver improvements to existing local services. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development is unlikely to affect congestion on the local road network given its scale.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality and Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is more than 800m from the nearest hourly bus service.</li> <li>- There is no village centre within 1200m.</li> <li>- The nearest major employment area is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS19728 Ridge and Furrow north of Thulston covers the site and HERS19723 Gardens and Park at Elvaston Castle is adjacent to the west boundary of the site.</li> <li>- Elvaston Historical Garden is adjacent to the western boundary of the site.</li> <li>- The site is 275m from Grade II listed building Golden Gates and attached walls at Elvaston Castle and 245m from Grade II listed Village Hall and attached house.</li> <li>- An Ancient Monument is 420m from to the north east of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will improve access to significant cultural assets insofar as it lies adjacent to the grounds of Elvaston Castle (see above).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Character Area.</li> <li>- The site is located within Green Belt designation.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees to the west, existing development to the north and trees and hedgerows to the west. There is a fence containing the site to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0260: Chestnut Avenue, Foremark

### Description:

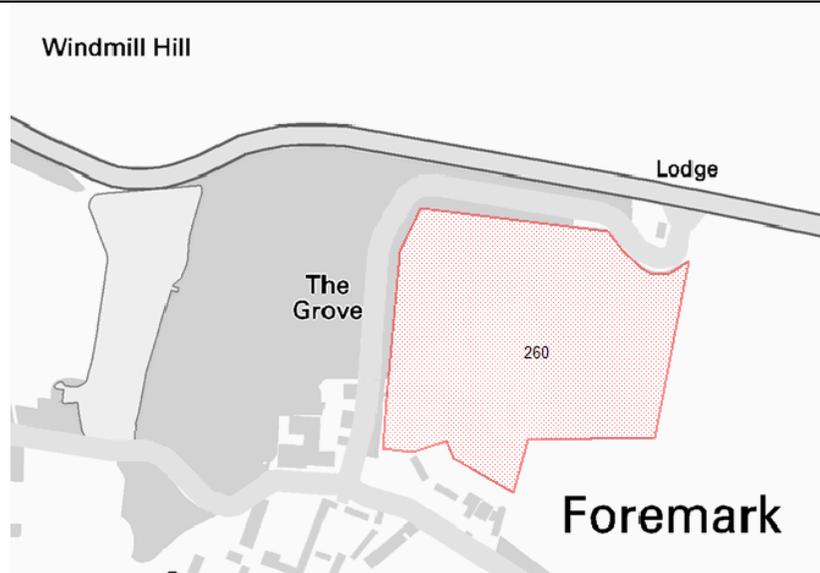
Foremark is located near the north of the District. Foremark is located 10.6km from Swadlincote and 20km from Derby.

The site comprises of existing dwellings and woodland on the site. It extends some 3.77ha and is currently in single ownership. There is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- The site is immediately adjacent to (abutting) County Wildlife Site SD106 The Grove and is within 300m of County Wildlife Site SD105 Foremark Fishpond.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site,	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is a regionally important geological site within 250m of the site, but this would not be affected by development.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site. Although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would include an on site contribution toward open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 5.7km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Foremark. The settlement contains no services. The site is in excess of 1200m from a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development of the site would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area of Foremark is Repton Primary School which is nearing capacity with 240 pupils attending the school with a capacity of 252 pupils - The normal area for Foremark is John Port Academy in Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the existing buildings and woodland may impact on viability. - There is no identified significant need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located in excess of 1200m of an hourly bus service. - There are no services within the village (except a mobile library service) and no village centre within 1200m. - There is no continuous metalled footpath connecting to services and facilities.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre – the settlement contains no services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the local road network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served my Milton WWTW which is exceeding capacity. - There are no known water or electricity supply constraints. - Provision of superfast broadband in this location is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Site is likely to be Grade 2 Very Good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of an hourly bus service.</li> <li>- The site is located 11.1km from John Port Secondary School.</li> <li>- The nearest major employment site is more than 4km away</li> <li>- The nearest supermarket is some 6km away Willington</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of nearby listed buildings on Chestnut Drive</li> <li>- No HERS are located within the site, but it may include a non-designated heritage asset.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 0.30ha is brownfield and 3.47 is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- A large proportion of the site is covered by woodland.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road to the north and west, existing development to the south.</li> <li>- A large proportion of the site is covered by woodland.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0040: Land at Uttoxeter Road, Foston

### Description:

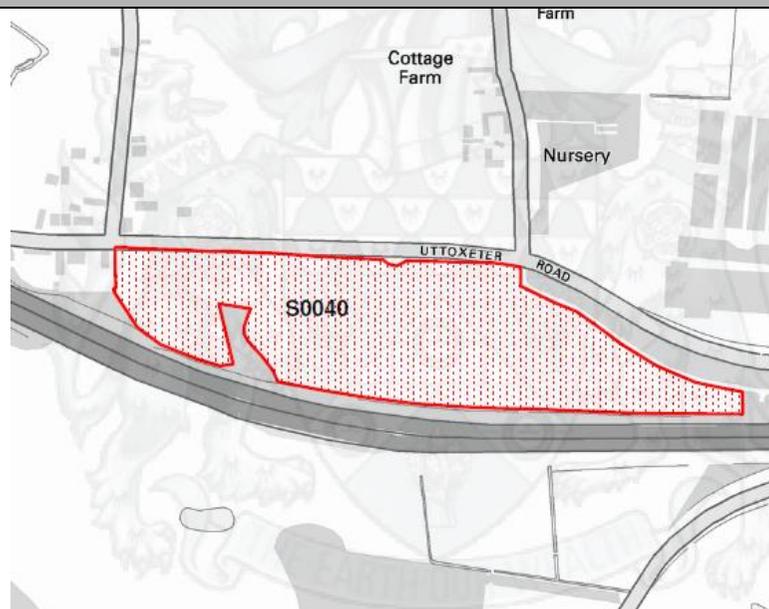
The village of Foston lies within the north west of the District, and is located approximately 19km west of Derby. It is a small settlement with few services.

This site comprises a field with hardstandings from a previous use and therefore represents brownfield land. There are numerous Tree Preservation Orders on the site and it is crossed by electricity line pylons. It extends to some 7.55ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD375 Congreave and Rough Woods. - Potential Wildlife Site SDR6373 Foston Brook Meadow and SD900 Lemon's Holme are located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Tree planting would be delivered on site as part of any proposals for development. Furthermore, areas of the site would be given over to open space and habitat creation, enhancing the ecological value of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site promoter has indicated that the site would deliver a mix of housing to reflect local needs and would make provision for affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site would not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be 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 could contribute towards sports or open space provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan..
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision or expansion of existing facilities within 3km of the site. The nearest GP is located within Tutbury 5.8km from the site.	
	Will it promote healthy lifestyles?		- Foston does not have a village centre. Development will be in excess of 1200m of key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
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 Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.. - The nearest primary school is Church Broughton Primary School, which is nearing capacity with 100 pupils attending the school with a capacity of 105. The normal area for Foston is Heathfields Primary School in Hatton which has some space capacity with 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Uttoxeter within 400m, but the nearest local centre is more than 1200m away.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - It is unlikely that development on this scale would support new on-site services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known whether development would have a significant impact on local or strategic highway congestion. This would need to be the subject of a Transport Assessment. .	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site..	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation, although the significance of this could be dependent on the scale of development proposed and its location.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to nearby employment at Dove Valley Business Park and the A50 trunk Road.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The parts of the site that do not represent brownfield land are likely to be Grade 3 good to moderate quality agricultural land. However, part of the site represents brownfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There pockets with low susceptibility to surface water flooding in the northern part of the site and a very narrow strip along the southern boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site lies within 400m of an hourly bus route.</li> <li>- Nearest village centre is Hatton more than 1.2km away.</li> <li>- The site lies within 2km of major employment provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and IMF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is partially brownfield and partially greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washland Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0226: Jawbone Lane, Melbourne

### Description:

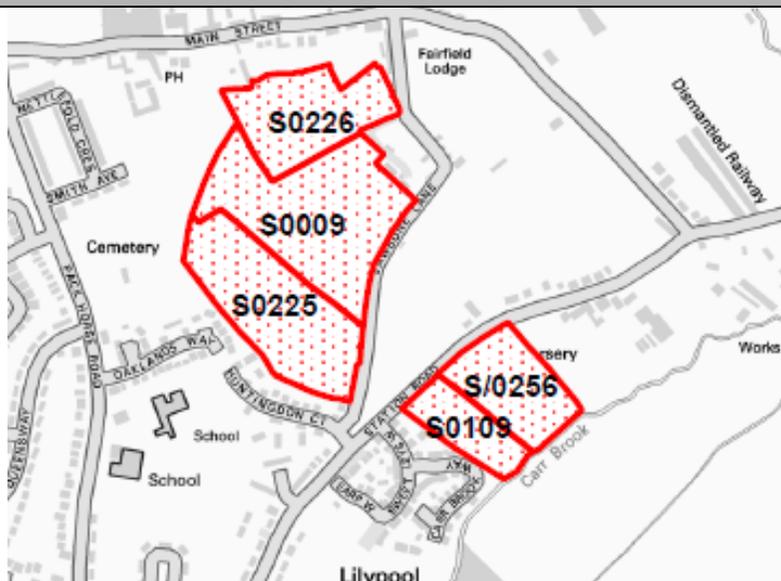
Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which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

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 350m of SD137 Melbourne railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Given the scale of the site there is potential to deliver planting on site	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirement development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site it likely to deliver new formal or informal open space at the site level given its scale	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3 km from the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of primary school provision (both schools), is within 1.2km of Melbourne village centre, and however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – outline application is for all matters reserved. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would be likely to deliver affordable housing on site given its scale - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of Melbourne village centre. - An hourly bus service is provided within 400m of the site. - There are some local facilities in Melbourne including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impacts of the development of this site on highway congestion are unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Land is likely to be very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of Melbourne village centre and is within 400m of an hourly bus service.</li> <li>- The site is in excess of 4km of the nearest large scale employment area</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would affect the setting of Kings Newton Conservation Area, which is located to the north of the site.</li> <li>- Development would affect the setting of a number of listed buildings located on the southern side of Main Street to the north of the site.</li> <li>- No HERS sites are located within the site</li> <li>- The loss of this area could lead to the narrowing of the gap between Melbourne and Kings Newton.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies adjacent to Kings Newton Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Assessment.</li> <li>- The development would lead to the loss of the gap between Melbourne and Kings Newton, This would affect the visual separation of both communities and careful design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Hedgerows, trees and Station Road contain the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

## S2229: Land between Poplar Grove Farm and Cherry Tree Farm, Lees

### Description:

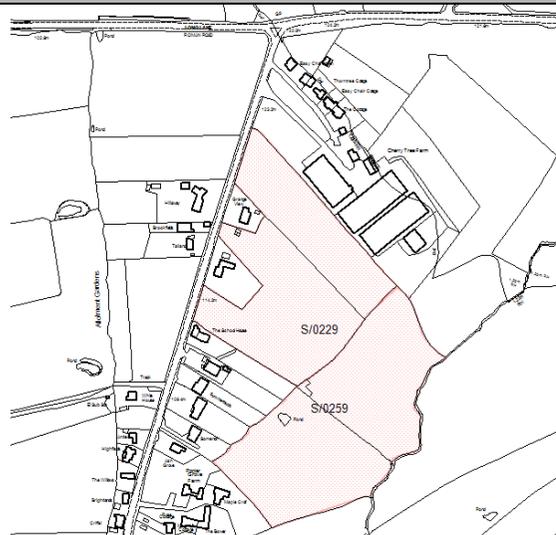
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

The site comprises agricultural land. It extends some 2.23ha and is currently in single ownership. There is medium developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1500m of The Burrows Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open or recreational space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover, Derby 8.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre with Lees. The site is within excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area primary school is located within Long Lane which is exceeding capacity with 44 pupils attending the school with a capacity of 30 - The normal area secondary school is at John Port, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of an hourly bus service. The site is located 620m of a Demand Response Bus Service, which provides a very limited service to Derby - There are few services within the settlement – a village hall and public house. The site is not within 1200m of a village centre. - There is no metalled footpath which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Lees WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Land is classified as being good to moderate agricultural land or Grade 3</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of an hourly bus services. There are few services within the village, The nearest alternative serviced centre being more than 1200m away.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely affect the setting of listed building or conservation area.</li> <li>- Uncertain potential for in ground archaeology in this area</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road, existing development and hedgerows to the west, hedgerows to the north and east and existing development and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S259: Land to the east of Dalbury village, Lees

### Description:

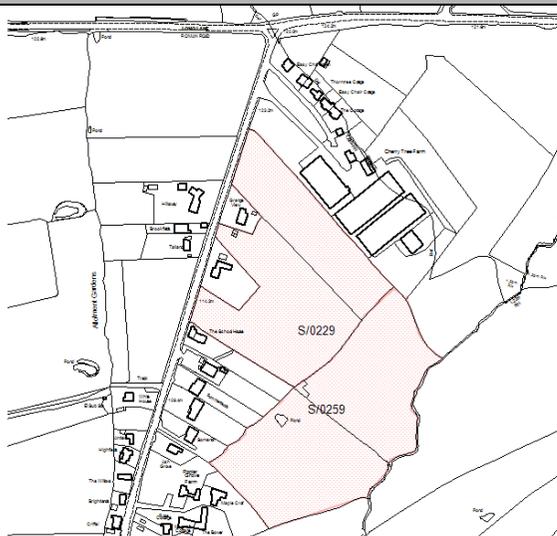
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

The site comprises agricultural land. It extends some 2.49ha and 2ha is developable. The site is in single ownership. There is medium developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1500m of The Burrows Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover, Derby 8.6km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre in Lees. The site is in excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area primary school is located within Long Lane which is exceeding capacity with 44 pupils attending the school with a capacity of 30 - The normal area secondary school is at John Port, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of an hourly bus service. There is an infrequent Demand Response Bus Service. which provides a very limited service to Derby - There are few services within the settlement – a village hall and public house. The site is not within 1200m of a village centre. - There is no metalled footpath which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Lees WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Land is classified as being good to moderate agricultural land or Grade 3 and could include best and most versatile land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is an area of low to high susceptibility to surface water flooding along the eastern boundary of the site..</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of an hourly bus services.</li> <li>- It is more than 1200m from a village centre.</li> <li>- Site lies more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely affect the setting of listed building or conservation area.</li> <li>- Uncertain potential for in ground archaeology in this area</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained hedgerows and trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0240: Land at Long Lane, Near Dalbury Lees

### Description:

The village of Long Lane lies within the north west of the District, and is located approximately 12km west of Derby. It is a small settlement with few services and facilities.

This site is in agricultural use and represents greenfield land. It extends to some 0.52ha and is currently in single ownership. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 880m of DD380 The Burrows Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters in respect of the likely mix proposed on site. Due to the sites size the site would make no contribution towards the delivery of affordable housing. However given the Local Plan requirement is likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be very unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- There would be no on-site provision and there are no opportunities for development will make a contribution to sports or open space provision within 1200 m of the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision or expansion of existing facilities within 3km of the site. The nearest GP is located in Brailsford 5km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Long Lane. The site is located within 150m of Long Lane Primary School. The site is within excess of 1200m of a village centre and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure the development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
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 Academy, which has some spare capacity with 1957 pupils are attending the school which has a capacity of 2070. - The nearest primary school is Long Lane Primary School, which is exceeding capacity with 44 pupils attending the school with a capacity of 30 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would make no contribution to the delivery of affordable housing. - There is identified need for affordable housing in this general area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Services within Long Lane are restricted (pub, primary school, mobile library). There is no village centre within 1200m. - Public transport is restricted to a twice weekly demand responsive bus service. - There is no metalled footpath adjacent to the site, the closest footpath is adjacent to Christ Church on the corner of Osleston Lane and Long Lane.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development unlikely to have any effect on the local road network given its scale	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site could be served by Long Lane WWTW if there is a connection available. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site likely to be Grade 3 good to moderate quality agricultural land and could include land which is best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within flood zone 1</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 1200m of a village centre</li> <li>- There is no hourly public transport service within 800m.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Grade II listed building Christ Church which is located within 75m of the site.</li> <li>- Uncertain potential for in ground archaeology.</li> <li>- No HERS sites are located within the site. However HERS27201 Trusley, Roman Road is located within 100m to the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Needwood and South Derbyshire Claylands Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows to the west, existing development and hedgerows to the north and to some extent contained by hedgerows to the south and east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0187: Land off Dag Lane, Lullington

### Description:

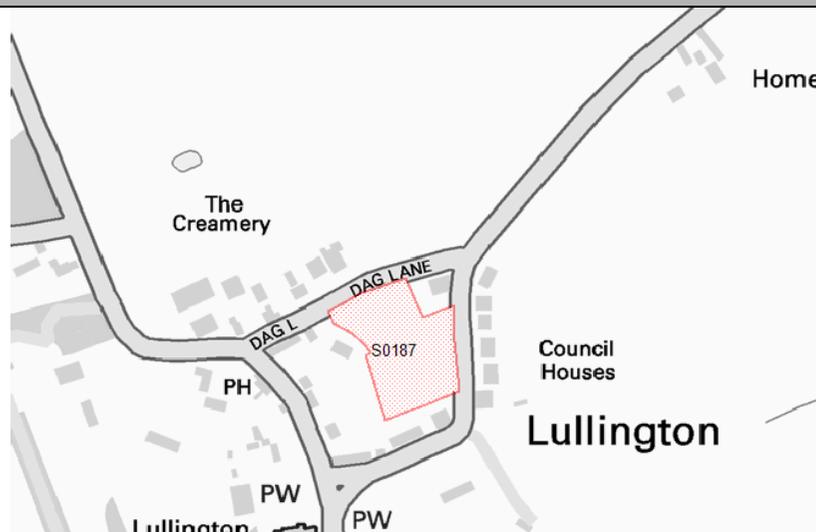
Lullington is a small village, which is located within the south of the District and is located approximately 10.4km of Swadlincote Town Centre and 34.8km to Derby City Centre.

The site comprises open land within the settlement boundary of Lullington. It extends some 0.68ha and is currently in single ownership. There is no developer interest. In addition the site lies within the catchment of the River Mease Special Area of Conservation.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is located within The River Mease SAC Catchment and would be likely to increase foul flows to Netherseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is SD357 Grange Wood and Potters Wood over 2km from the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. However, given the National Forest location 20% of the site would be expected to be planted with trees.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- The site would make no contribution towards the provision of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be likely to deliver a range of house sizes. However due to the size of the site, development would provide no affordable housing due to the size of the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute towards open space and leisure provision on site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Rosliston 4.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of a primary school, a public sports pitch and village centre services.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is Coton in the Ems, which is nearing capacity with 126 pupils attending the school with a capacity of 140 pupils.</li> <li>- The closest secondary school is William Allitt which is currently exceeding capacity with 973 pupils attending the school, with a capacity of 945 pupils.</li> <li>- Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- The site would not contribute towards the provision of affordable housing due to the size of the site.</li> <li>- There is an identified need for affordable housing in Lullington.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. The site is in excess of 1200m of an hourly bus service.</li> <li>- There are limited local facilities within Lullington (including a village hall, public house and a privately owned sports pitch). There is no village centre within 1200m.</li> <li>- There is no metalled footpath immediately adjacent to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that development on this scale will have a significant impact on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is no hourly bus service within 800m of this site.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband is under review. There is no current timescales when fibre broadband will be available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of an hourly bus service.</li> <li>- The site is more than 4km from a village centre.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Lullington Conservation Area which the site is located within.</li> <li>- No HERS are located within the site, however HER22705 Creamery Farm, Former gas works is located within 40m of the site.</li> <li>- Uncertain potential for in ground archaeology in this area</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows and Dag Lane to the north, easting development to the south and west and Main Street to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0188: Lullington Road, Lullington

### Description:

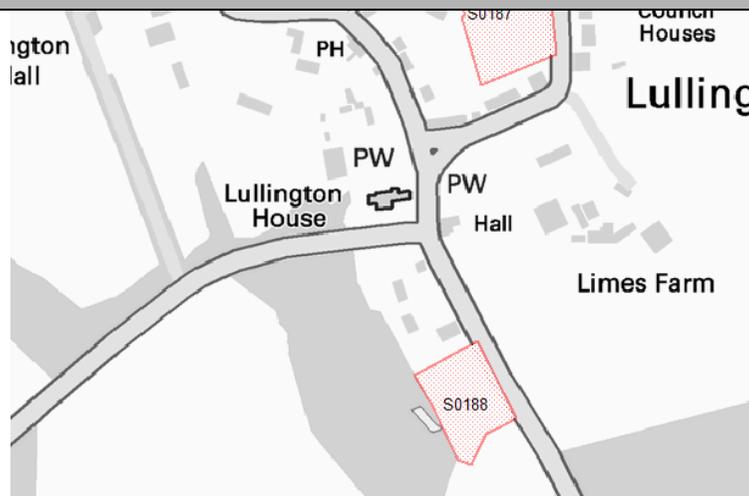
Lullington is a small village, which is located within the south of the District and is located approximately 10.4km of Swadlincote Town Centre and 34.8km to Derby City Centre.

The site comprises grazing land. It extends some 0.39ha and is currently in single ownership. There is no developer interest. The site is located within the catchment the River Mease Special Area of Conservation.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is located within The River Mease SAC Catchment and would be likely to increase foul flows to Netherseal Treatment Works.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is SD357 Grange Wood and Potters Wood over 2km from the site.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Red	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirements development will be likely to deliver a range of house sizes, however due to the sites sizes, development of the site would make no contribution towards the provision of affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Rosliston 4.5km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a primary school, a public sports pitch and village centre services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Coton in the Ems, which is nearing capacity with 126 pupils attending the school with a capacity of 140 pupils. - The closest secondary school is William Allitt which is currently exceeding capacity with 973 pupils attending the school, with a capacity of 945 pupils. - Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would make no provision to the delivery of affordable housing due to the size of the site. - There is an identified need for affordable housing in Lullington.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of an hourly bus service. - There are limited local facilities within Lullington (including a village hall, public house and a privately owned sports pitch). There is no village centre within 1200m. - There is no metalled footpath immediately adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

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

Version 1a

## S0125: Site at South West of Brook Farm, Main Street, Milton

### Description:

The village of Milton lies towards the north of the District, and is located approximately 16km south of Derby. Milton is a small village with few services.

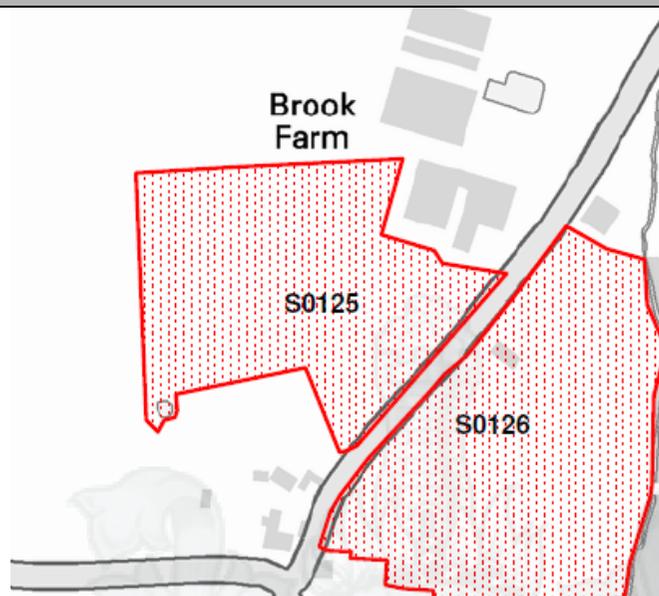
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land, sloping steeply northward. It extends some 2.47ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is located within 300m of SD099 (Milton Carr North) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision within the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts re unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD1/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is no village centre within 1200m</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise the travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Milton Conservation Area which is located 20m to the south of the site.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes steeply to the north</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Main Street to the east, hedgerow to the west, hedgerow and existing development to the south and an unpaved track and existing development to the north.</li> <li>- Hedgerows or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0126: Site at North of Old Post Office Farm, Milton

### Description:

The village of Milton lies towards the north of the District, and is located approximately 16km south of Derby. Milton is a small village with few services.

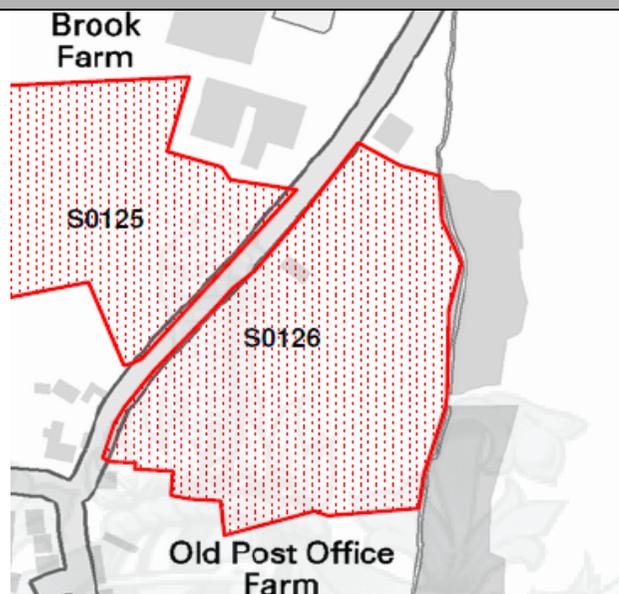
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land. To the east is a site of local importance for nature conservation. It also lies adjacent to Milton Conservation Area. The site slopes steeply at its western side and part of it falls within Flood Zone 3a. It extends some 3.28ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is immediately adjacent to County Wildlife Site SD099 (Milton Carr North) and is located within 300m of County Wildlife site SD098 Milton Carr South. - Potential Wildlife Site SD101 Meadow Lane is located within 240m of the site to the north.	
	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 is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could be likely to include on site recreation and open space provision	- Ensure new development conforms with Policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200 m from an established village centre. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the village. The closest footpath ends at 1 Main Street, which is next to the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land and/or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern boundary is in Flood Zones 3a and 2. Majority of site in Flood Zone 1.</li> <li>- There are areas of low to high susceptibility to surface water flooding along the eastern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 1200m of a village centre</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The site is adjacent to Milton Conservation Area and may affect its setting.</li> <li>- No HERS sites are located within the site. However the site is located 150m of HERS24529 Watermill, Repton to the south of the site</li> <li>- Impacts could be depended on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BNE2, INF6 and INF7 of the Part1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies adjacent to Milton Conservation Area..</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield, however contains one dwelling and curtilage.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes steadily at its western side.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows and a wall to the west, dense woodland to the east and existing development and hedgerows to the north and south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0127: Site at West of Mill Farm, Main Street, Milton

### Description:

The village of Milton lies towards the north of the District, and is located approximately 16km south of Derby. Milton is a small village with few services.

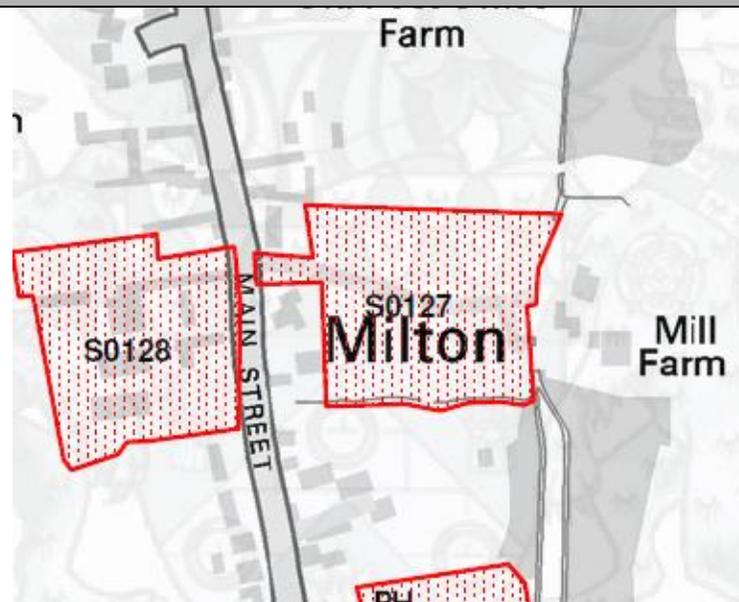
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land. To the east is a site of local importance for nature conservation. It also lies partly within Milton Conservation Area. The site slopes steeply at its western side and part of it falls within Flood Zone 3a. It extends some 1.28ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 5m of County Wildlife Site (SD098) Milton Carr South and SD099 Milton Carr North is located within 30m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could incorporate on site open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located within Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200 m from an established village centre. - There is a metalled footpath adjacent to the site on Main Street.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone =Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality agricultural land and/or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern part of the site is within Flood Zones 3a and 2 although the majority of the site is within Flood Zone 1.</li> <li>- There is low to high susceptibility to surface water flooding along the eastern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site does not lie within 1200m of a village centre.</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could impact upon the setting of Milton Conservation Area (which the site is located within) and Grade II Listed Buildings Mill Farmhouse, Common Farmhouse and Brook Farmhouse.</li> <li>- A small proportion of HERS24549 Watermill, Repton is located within the eastern boundary of the site. The majority of the HERS site is located to the east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies adjacent to Milton Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area.</li> <li>- The slopes to the west.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the west, hedgerows to the north, trees to the east and hedgerows and trees to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0128: Site at Common Lane, Main Street, Milton

### Description:

The village of Milton lies towards the north of the District, and is located approximately 16km south of Derby. Milton is a small village with few services.

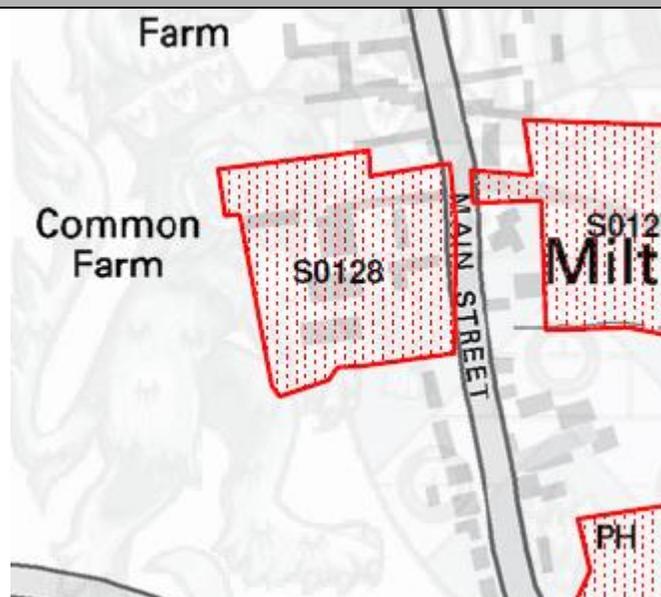
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land containing agricultural buildings and one dwelling. The site is therefore predominantly greenfield. It also lies partly within Milton Conservation Area. It extends some 1.14ha and is currently in single ownership. There is no developer interest. Planning permission has been granted for residential development on the site (9/2015/0123).

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is located within 300m of SD099 (Milton Carr North) and SD098 (Milton Carr South).	
	Could development affect protected species or BAP priority species?	Green	- Ecological surveys undertaken in association with planning application 9/2015/0123 indicate the presence of bat roosts and nesting birds. Planning consent 9/2015/0123 requires the developer to submit a bird and bat mitigation strategy and to undertake a breeding birds survey prior to demolition of buildings or removal of vegetation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- Planning consent 9/2015/0123 provides for the establishment of a soft landscaping scheme.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- Site will not deliver affordable housing..	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Red	- Planning consent 9/2015/0123 provides for the conversion of buildings to provide market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	Red	- Development makes no specific contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include recreation or open space provision on site..	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2015/0123 does not indicate that development will make any contribution towards the provision of, or expansion of existing facilities.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Development is likely to have no impact in this respect.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Planning application 9/2015/0123 requires the maintenance of visibility displays at the site entrance.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252. Planning consent 9/2015/0123 does not require the provision of developer contributions toward schools.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development will have no effect in this respect.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is a metalled footpath adjacent to the site on Main Street.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
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?		- No objection was raised by the local highway authority at planning consent 9/2015/0123 on these grounds.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available. - Planning consent 9/2015/0123 includes no requirements for improved strategic infrastructure delivery.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- The delivery of market housing of the type approved under planning consent 9/2015/00123 is likely to increase average incomes in the District.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 (employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Development on this scale in this location could potentially help to sustain rural businesses, such as public houses, to a small extent.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is mostly greenfield and will not regenerate existing built up areas. - However, the development will involve the removal of a contemporary agricultural building and will bring traditional redundant farm buildings back into beneficial use.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Development approved under planning consent 9/2015/0123 would reduce consumption of materials as it involves the conversion of existing buildings.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- Development approved under planning consent 9/2015/0123 does not include proposals to reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Development approved under planning consent 9/2015/0123 will meet minimum standards applicable to this type of scheme..	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- Development will involve the reuse of existing buildings.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in Part G of the building regulations (1251/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no effect on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is predominantly technically greenfield, but is largely occupied by agricultural buildings.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> <li>- Development will have no discernible impacts in this respect.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Planning consent 9/2015/0123 indicates that no development shall take place before a scheme for the disposal of surface water has been agreed by the Local Planning Authority. No other details have been proposed at this stage.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is more than 1200m from a village centre</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Development will not contribute toward the delivery of additional renewable energy capacity on site.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could potentially impact the setting of the Milton Conservation Area (the site is partly within the Conservation Area) , grade II listed building (Common Farmhouse) which is located within the site and non-designated archaeology, subject to design and layout considerations. Planning consent 9/2015/0123 requires the developer to submit a statement of archaeological monitoring and to prepare a schedule of works prepared by a conservation accredited architect.</li> <li>- In assessing the planning application it was determined that the development could have a beneficial impact on heritage assets by securing the removal of a contemporary farm building.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies partially within Milton Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site, but proposal will bring redundant buildings back into beneficial use..</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees to the west and south, existing development to the north and Main Street to the east.</li> <li>- Trees will contribute towards integrating new development into the landscape.</li> <li>- Planning consent 9/2015/0123 requires the submission of a soft landscaping scheme.</li> </ul>	

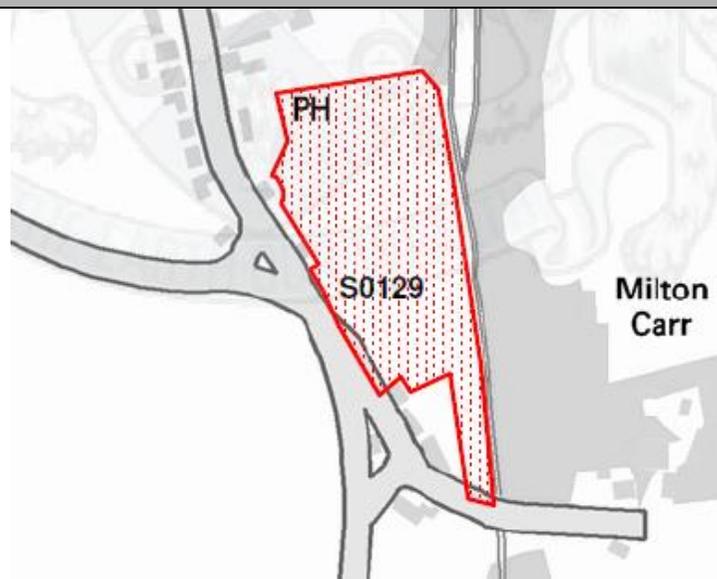
## S0129: Site East of Main Street, Milton

### Description:

The village of Milton lies towards the north of the District, and is located approximately 16km south of Derby. Milton is a small village with few services.

There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land. It also lies partly within Milton Conservation Area. The site slopes to the east and part of it falls within Flood Zone 3a. It extends some 1.54ha and is currently in single ownership. There is no developer interest.



### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Red	- County Wildlife Site SD098 Milton Carr South is partly contained within the eastern boundary of the site and is adjacent to the site to the east.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision on site..	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is an existing footpath adjacent to part of the site on Main Street.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern boundary is in Flood Zone 3a and Flood Zone 2. Remainder of site is in Flood Zone 1.</li> <li>- There is low to high susceptibility to surface water flooding along the eastern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is more than 12000m from a village centre..</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of the Milton Conservation Area.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes to the east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north and the south, Main Street to the west and trees to the east.</li> <li>- Trees could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.8km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development is in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There appears to be a potential access from the site to Main Street via a public right of way. There is an existing footpath on Main Street.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest village centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

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

Version 1a

## S0151: Land at Scropton Sidings, off Mill Lane, Scropton

### Description:

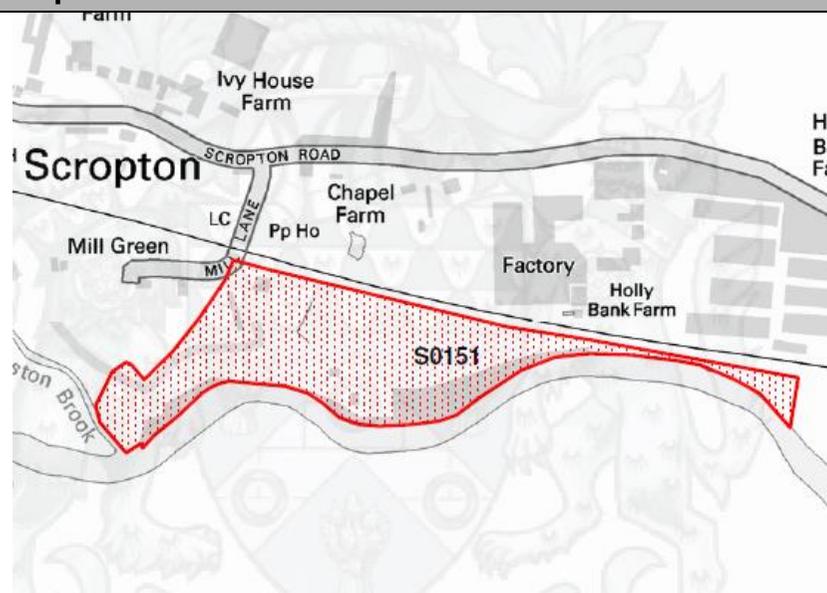
The village of Scropton is located to the west of Hatton village. It is around 15 km to Derby City Centre and just over 17 km to Swadlincote Town Centre.

The site is previously developed land and contains two dwellings. The site extends some 4.14ha and is currently in single ownership. There is a high developer interest. Planning permission has been granted for residential development (9/2013/0342) at appeal.

### 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?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 2km of the site SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Ecology survey submitted with planning application 9/2013/0342 found no protected species on site, although the River Dove represents a valuable wildlife corridor.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Planning consent 9/2013/0342 requires the developer to submit details of landscaping proposals for the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Planning consent 9/2013/0342 will not deliver affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Planning consent 9/2013/0342 provides for the development of executive homes only.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Planning consent 9/2013/0342 does not make specific provision for older or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning consent 9/2013/0342 does not include open space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2013/0342 makes no provision for developer contributions toward healthcare facilities.	
	Will it promote healthy lifestyles?		- Site is in excess of key services 1200m of a primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Police Crime Design Officer indicates that expensive housing such as that proposed under planning consent 9/2013/0342 has a higher propensity for burglary.	- Ensure that development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of people involved in accidents?		- The local highway authority has raised no objection to planning application 9/2013/0342 in this respect, subject to access junction visibility improvements.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area Primary School is Heath Fields within Hatton, which is nearing capacity with 237 pupils attending the school with a capital of 240 pupils. - The normal area Secondary School is John Port within Etwell which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Planning consent 9/2013/0342 makes no provision for developer contributions toward education facilities.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Planning consent 9/2013/0342 will not deliver new affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m from an hourly bus service - There are few facilities within the village; village hall and public house. There is no village centre within 1200m. - The nearest major employment site is within 4m of the nearest major employment area.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- It is unlikely that the development would help to sustain local services, as it lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The local highway authority has raised no objection to planning consent 9/2013/342 in this respect.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW which has spare capacity. - There are known capacity issues in respect of electricity distribution in this area although planning consent 9/2013/0342 does not require developer contributions toward such. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out. Site will incorporate home working provision.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will comprise market housing only and is therefore likely to raise average incomes..	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premise.
	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). Site will incorporate provision for home working.	
	Will it help support and encourage the growth of the Rural Economy?		- Planning application 9/2013/0342 indicates that the development will incorporate provision for home working.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning consent 9/2013/0342 does not include proposals for additional shops or svices on the development site.	- Ensure good connectivity to local village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is brownfield and has not fully regenerated.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield, however, there is very limited potential to reuse waste materials on site during the construction phase (from the existing dwellings). - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development will not support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- Proposal will not accommodate on site waste management beyond the standard requirements.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste onsite although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet the minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no effect on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- No objection has been raised to the proposal in respect of potential for noise complaints in relation to the proximity of the adjacent railway line.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield and is currently vacant open space. Therefore, the site is not currently used for agricultural purposes.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The part of the site with planning consent for residential development (9/2013/0342) provides for the dwellings, but not the main access, to be constructed outside areas susceptible to fluvial flooding.</li> <li>- There are small pockets with low susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Planning consent 9/2013/0342 indicates that no development shall take place until details of surface water drainage have been approved by the Local Planning Authority. The Flood Risk Assessment submitted with the application envisages surface water drainage to on-site ponds and wetlands which will discharge to a culverted watercourse.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in within 4km from the nearest large scale employment areas. The site is poorly related in respect of supermarkets and secondary school provision and is in excess of 800m of an hourly bus service.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy(INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Development will not make a contribution toward the delivery of additional renewable energy capacity on site.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of a conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. County archaeologist indicates that there is potential for archaeological interest associated with the former munitions depot which occupied the site and indicated that planning consent 9/2013/0342 should require that such remains be recorded.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BND2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is brownfield land and is currently vacant open space.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Lowland and Trent Valley Wash lands Landscape Character Area.</li> <li>- The site is despoiled and has not fully regenerated.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing physical and landscape elements, such as the River Dove to the south of the site and the railway line to the north. There are examples of hedgerows and field trees to the east and west of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Residential development under planning consent 9/2013/0342 will provide generous plots with opportunities for extensive tree and other planting.</li> <li>- Conditions attached to planning consent 9/2013/0342 require the submission of a landscaping scheme for the proposed development.</li> </ul>	

## S0291: Land north of Scropton Road, Scropton

### Description:

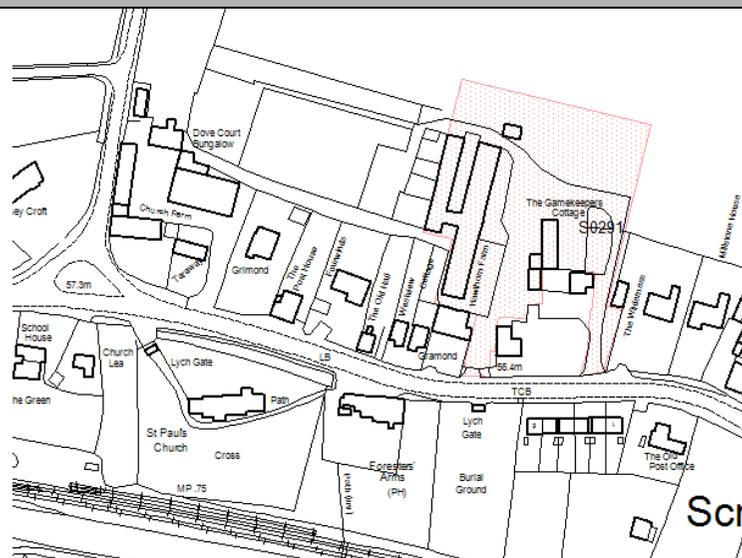
The village of Scropton is located to the west of Hatton village. It is around 15 km to Derby City Centre and just over 17 km to Swadlincote Town Centre.

The site contains agricultural buildings and land. The site extends some 0.604ha and is currently in single ownership. The site has not developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 2km of the site SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Development would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by the site promoters in respect of the likely mix of proposed on site. However given the local plan requirement development will be likely to deliver a range of house sizes. Although due to the site size, development could make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could potentially yield on site open or recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Tutbury 3.1km from the site.	
	Will it promote healthy lifestyles?		- Site is in excess of key services 1200m of a primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area Primary School is Heath Fields within Hatton, which is nearing capacity with 237 pupils attending the school with a capital of 240 pupils. - The normal area Secondary School is John Port within Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site development would provide no contribution towards the delivery of affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m of an hourly bus service to Derby and Burton - There are few facilities within the village; village hall and public house. There is no village centre within 1200m. - There is a metalled footpath adjacent to the site on Main Street which could connect the site to the settlement.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of this scale is unlikely to deliver improved public transport services or other local facilities but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to have any significant impact on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW which has spare capacity. - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network in combination with growth elsewhere. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- There could however be increased noise complaints due to the proximity of the site to the adjacent rail line.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Most of the land is technically greenfield, although much of this is occupied by agricultural buildings. The greenfield part is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The whole site is located within flood zone 3a.</li> <li>- There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in within 4km from the nearest large scale employment areas.</li> <li>- The site is in excess of 800m of an hourly bus service.</li> <li>- There is no village centre within 1200m</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy(INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The site is within 40m from Grade II listed building The Old Hall, Scropton Lane. .</li> <li>- Contains part of HER 20143 – medieval ridge and furrow earthworks. There may be potential for medieval remains as close to the medieval core of the village. An archaeological assessment may be needed as part of a planning application.</li> <li>- Impacts could be dependent on the detailed design and layout of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BND2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is a mixture of brownfield and greenfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands landscape character area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development to the south, however is open to the north and partly to the east.</li> <li>- Hedgerows trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0243: Land at Wrekin, Woodland Road, Stanton

### Description:

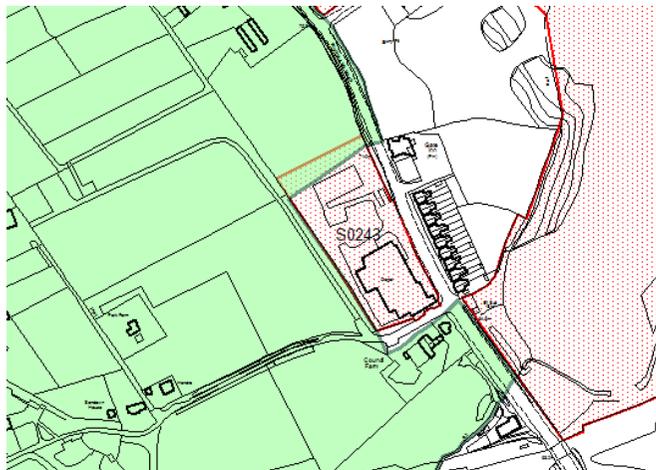
The village of Stanton lies towards the south of the District, and is located approximately 4km west of Swadlincote. Stanton is a small settlement connected to the built up area of neighbouring Burton-on-Trent.

This site comprises established industrial premises and adjacent land. It extends some 1.17ha and is currently in single ownership, but the owners are willing to develop the site for residential use. There is high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is within 300m County Wildlife Site SD304 – “Cadley Hill Railway Area”.	
	Could development affect protected species or BAP priority species?	Yes	- There are understood to be Great Crested Newts at County Wildlife Site SD304 (see above)	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - Location in the National Forest will require 20% of the site is passed over forest planting	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the provision of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given Local Plan requirements development would be expected to make provision for affordable homes subject to viability and would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be 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 open or recreational space on site, including in the form of National Forest planting.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan..
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could potentially contribute toward new healthcare facilities or support the expansion of existing facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- The centre of the proposed site will be more than 1200m from the Stapenhill, Castleton Park or Newhall local centres, although it is within 1200m of Stanton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure the development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is located within Stanton which has some spare capacity with 82 pupils attending the school with a capacity of 105. - The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area. There is an identified need for affordable housing in this part of the District.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of a half hourly bus service but is more than 1200m from a local centre. - There is a metalled footpath along Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- It is unlikely that the development would help to sustain local services, as it lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact on highway congestion..	- Policy INF2 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 within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Stanton WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available 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.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Redevelopment of this site for residential purposes would involve the loss of an established employment site.	
	Will it help support and encourage the growth of the Rural Economy?		- Development on this scale in this location could potentially help to sustain rural businesses to a small extent, but would involve the loss of an established employment site .	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that a site of this size would deliver additional shops and services.	- 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 previously developed. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- It is unclear whether development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is previously developed and there may be potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There may be potential to reuse demolition waste onsite.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have an impact on light pollution as it has an established industrial use</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development may lead to reduced noise pollution given the established industrial use.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is previously developed land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There are small areas with high susceptibility to surface water flooding within the north and south of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly or better bus service.</li> <li>- More than 1200m from a local centre.</li> <li>- The site is within 2km of the nearest large scale employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- It is not known whether development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of a conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies within the National Forest, an important cultural asset.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is previously developed land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as, hedgerows and trees, except for the A444 frontage.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0246: Land off Stanton Road, Stanton

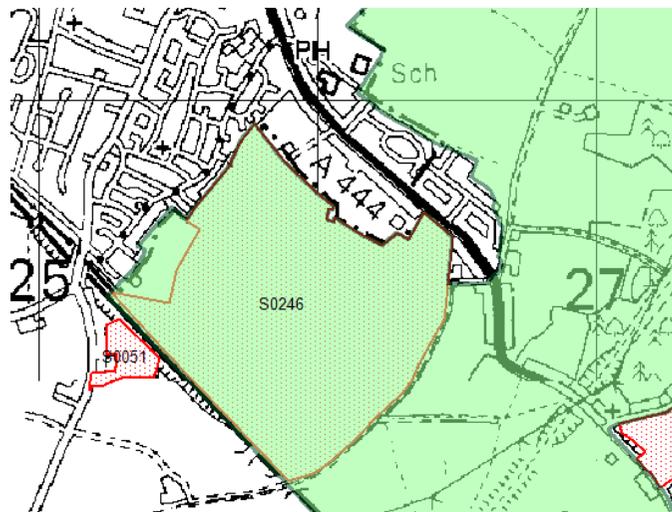
### Description:

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.

The site is located within the Green Belt.



### Key



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MAP IS NOT TO SCALE NORTH ▲

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no statutory wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether 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?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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	- 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 open and recreational space on site including tree planting, owing to its National Forest location.	- Ensure new development improves access to local walking and cycling routes and to Stapenhill and Burton on Trent town Centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Stapenhill), (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- 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 Edgehill 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	
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. - Inclusion of general design policy in the Plan
	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 Primary School is located within Stanton which has some spare capacity with 82 pupils attending the school with a capacity of 105. - The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and this area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, 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)	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest local centre is 800m (Rosliston Road, Burton). Bus stops within 400m on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There is a metalled footpath along the A444.	- 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 could make some contribution toward the provision of 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?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site, - There is no established off road cycle route adjacent to this site.	
	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 - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	None identified
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Development in this location would be unlikely to have any discernible effect in respect of supporting the rural economy as residents would be likely to look to Burton-on-Trent for services and facilities to meet their needs.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- A site of this size could potentially deliver new shopping facilities on site.. Site could help sustain existing services within Stapenhill nearby.	Ensure good connectivity to facilities in Stapenhill and Burton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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 ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site..</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- 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.	
	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		<ul style="list-style-type: none"> <li>- Site is greenfield and located in greenbelt</li> <li>- Based on agricultural land classification maps held by the Authority around 80% of the site is classed as Grade 2 which is Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- There are areas of low susceptibility to surface water flooding across the middle of the site, including pockets of medium to high susceptibility.</li> </ul>	- None Identified
	Will it reduce unmitigated release surface water runoff?		- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of shop and services in Stapenhall.</li> <li>- There is an hourly bus service within 400m.</li> <li>- The nearest strategic employment is located more than 2km away.</li> </ul>	- 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.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings</li> <li>- Two HERS records within site (HERS 19209 – earthworks) and HERS19217 (ridge and furrow)</li> <li>- Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements</li> </ul>	- Steer development away from heritage assets on site
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 lies within the National Forest which is an important cultural and leisure resource within the District.	<ul style="list-style-type: none"> <li>- Ensure sites offer good connectivity to the Local PROW network</li> <li>- Require National Forest Planting onsite</li> </ul>
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	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform site layout.</li> <li>- Strategic buffer required to the north of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site is contained by existing development roads and railway</li> <li>- 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)</li> <li>- 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</li> <li>- This land parcel could contribute towards green infrastructure provision locally including forest planting</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

## S0123: Site at North side of Church Close, Stanton by Bridge

### Description:

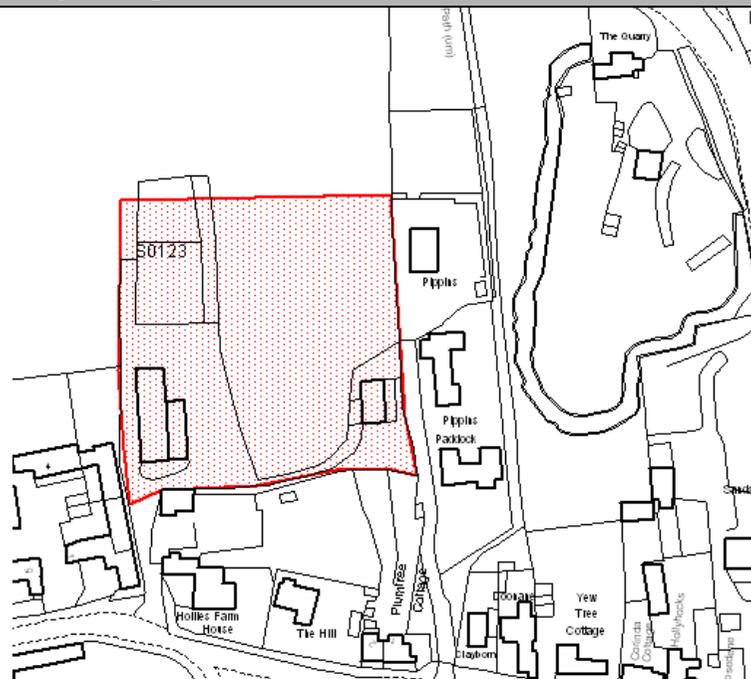
The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

This site comprises agricultural land containing some farm buildings and is therefore considered to represent greenfield land. There is a steep gradient across the site from south to north. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends some 0.67ha and is currently in single ownership. There is no developer interest.

### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is within 300m of County Wildlife Site SD131 Stanton By Bridge Pools and within 300m of County Wildlife Site SD126 Swadrkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no Regionally Important Geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site promoter indicates that the site could deliver a range of housing including affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- The site promoter indicates that the site could deliver a range of housing potentially including homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.3km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school, a village centre and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). The site is more than 1200m from a village centre. - There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Ingleby Road	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service.. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW, which currently provides some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality and Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1.</li> <li>- The site appears not to be susceptible to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service to Melbourne and Derby.</li> <li>- There is no village centre within 1200m.</li> <li>- The nearest major employment site is more than 4km away in Derby.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Swarkestone Conservation Area (the southern part of the site is located within the Conservation Area) and Grade II Listed Buildings Poplars Farmhouse and Hollies Farmhouse and Swarkestone Bridge (which is located within 15m of the site) which is a Grade I Listed Building and a Scheduled Ancient Monument.</li> <li>- HERS26421 Boundary Bank is located to the north of the site and runs from east to west. In addition HERS26405 Hallow Farm Quarry and HERS26426 Ridge and Furrow Field System are located in the local area.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The southernmost part of the site lies within Stanton-by-Bridge Conservation Area and the northern part lies adjacent to the Swarkestone Causeway Scheduled Ancient Monument.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The northern element of the site is located within the Trent Valley Washlands Landscape Character Area and the southern element of the site is located within the Melbourne Parklands Landscape Character Area</li> <li>- The site has a steep gradient from south to north</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by tree and hedgerows along the western, northern and eastern boundary of the site and by existing development and a road to the south of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0124: Site at South side of Church Close, Stanton by Bridge

### Description:

The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

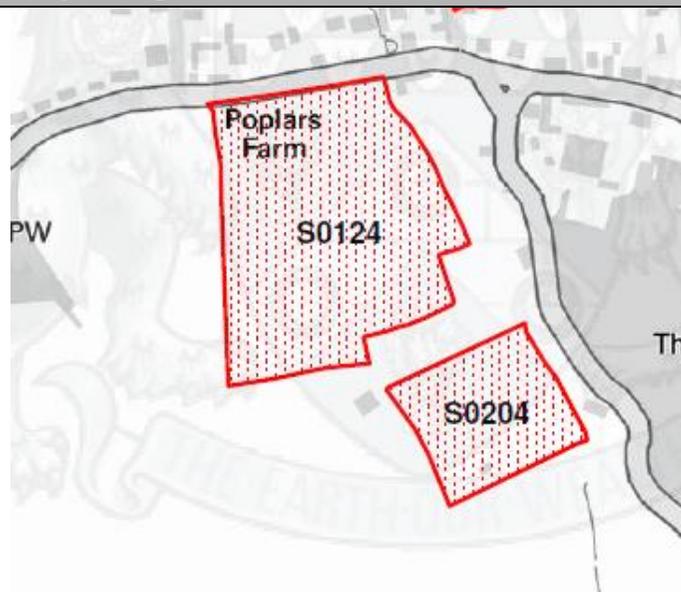
This site comprises agricultural land. The land rises to the west and south and telegraph poles run across the site. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends to some 2.3ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- Site is within 300m of County Wildlife Site SD131 (Stanton By Bridge Pools) and within 400m of SD126 Swarkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include some on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.2km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school, village centre and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). The site is more than 1200m from a village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW which offers some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- Along the eastern boundary there is an area of medium to high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service to Melbourne and Derby.</li> <li>- There is no village centre within 1200m</li> <li>- Site is more than 4km from the nearest major employment area, in Derby.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IND2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development lies within and is likely to cause harm to Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael.</li> <li>- HERS26426 Ridge and Furrow Field System is situated within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development lies within the Stanton-by-Bridge Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area</li> <li>- The land rises to the west and the south.</li> <li>- There are telegraph poles running across the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by Ingleby Road to the north and trees and hedgerows to the south east and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0204: Site at Rivington Bank behind Hills Lane, Stanton by Bridge

### Description:

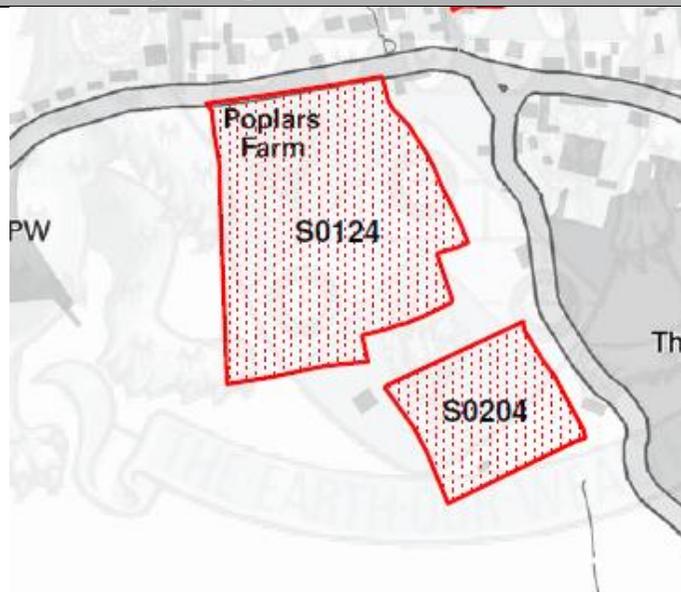
The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

This site comprises agricultural land. The land rises to the west. The site extends to some 1.02ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closet site of local importance for nature conservation (County Wildlife Site) is located 500m away from SD133 Stanton Barn Marsh.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could incorporate some open or recreation space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.4km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school, village centre and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). The site is more than 1200m from a village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW which offers some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- Within the eastern part of the site there is an area of medium to high susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service to Melbourne and Derby.</li> <li>- There is no village centre within 1200m</li> <li>- Site is more than 4km from the nearest major employment area, in Derby.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IND2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael.</li> <li>- HERS26426 Ridge and Furrow Field System is situated within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies adjacent to Stanton-by-Bridge Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area</li> <li>- The land slopes to the north east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by an access track to the north and trees and hedgerows to the other boundaries.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## S0021: Willowpit Lane, Sutton on the Hill

### Description:

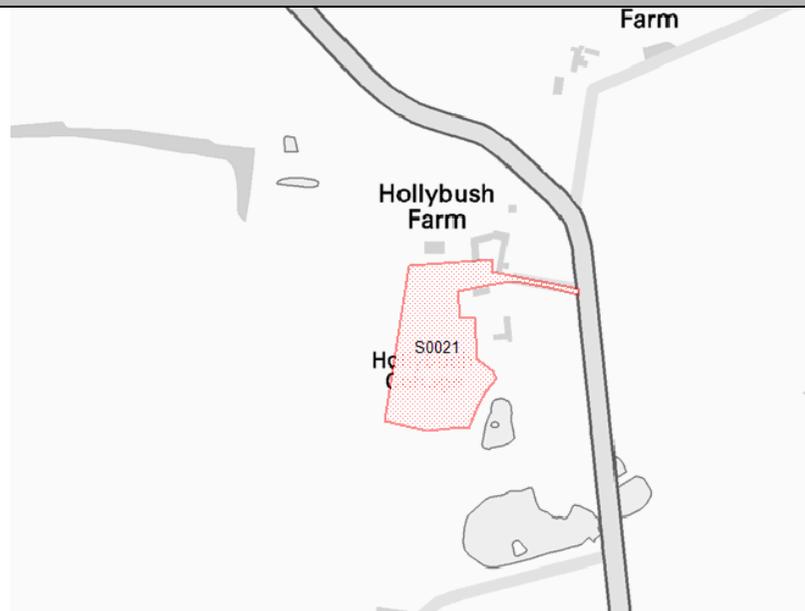
The site is located 2.6km from Etwall, 2.9 from Hilton and 3.3km from Sutton on the Hill.

The site comprises agricultural land and woodland planting. It extends some 0.91ha and is currently in single ownership. There is medium developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- The site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a arrange of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could incorporate some on site open or recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site would be in excess of 1200m of key services, including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The Primary School normal area is Hilton Primary School which is exceeding capacity with 845 pupils attending the school with a 856 pupil capacity. - A new primary school has been granted planning permission within Hilton. - The secondary school normal area is John Part, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are no services within the immediate surrounding area. and no village centre within 1200m. - The site exceeds 1200m of an hourly bus service. - There is no metalled footpath which could connect the site to nearby settlements.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

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

Version 1a

## Site: S0244: Land at Acresford Road, Acresford

### Description:

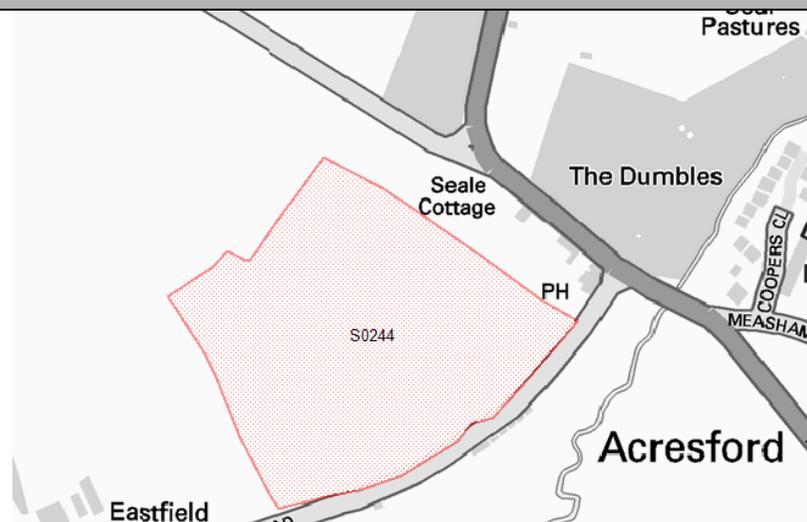
Acresford is located within the South the District. The site is close proximity to the boundary of North West Leicestershire District Council.

The site comprises agricultural land. It extends some 5.015ha (however 4.5ha is developable) and is currently in single ownership. There is no developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within The River Mease Special Area of Conservation Catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD286 Hunts Lane Fields. - Potential wildlife site SD024 The Dumbles.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?		- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site would contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- The site promoter indicates that proposed development would contain a mix of different house types including bungalows and affordable homes/starter homes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- The site promoter indicates that the development would include affordable homes and homes for older and/or disabled people.	
	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 could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open and leisure provision both on site and within 1200m of the site. It would also provide links to the countryside beyond.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Overseal 1.5km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre within Acresford, however Netherseal is the closest village centre which offers a variety of local services within 1200m. Site is in excess of 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- The site promoter indicates that the detailed design of proposed dwellings would follow the principles of 'designing out crime'. This will become clear on the submission of detailed development proposals.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers..</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Netherseal St Peters C of E Primary School has space capacity with 63 children attending the school which has a capacity of 70 pupils.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing on this area most likely at around 30% on sites of over 15 dwellings on subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an affordable housing need within this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service to Burton and Swadlincote and Ashby.</li> <li>- There are few services within Acresford – a public house, however more local services are located within 1200m at Netherseal - (including a convenience store, post office).</li> <li>- There is no metalled footpath immediately adjacent to the site, The closest footpath is on the opposite side of the road to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space, healthcare provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a hourly service between Burton and Swadlincote within 400m.</li> <li>- There is no established off road cycle route adjacent to this site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband is under review. There is no current timescales when fibre broadband will be available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will contribute to water quality improvements within and close to the site.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 Very Good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site,</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly service to Burton and Swadlincote.</li> <li>- The site is within 1200m of a post office and convenience store within Netherseal.</li> <li>- The nearest major employment site lies within 4km at Measham.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect any Conservation Areas or listed buildings.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a hedgerow on the eastern, northern and western boundary of the site, and hedgerows and Acresford Road to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site: S0004 Heage Lane, Etwall

### Description:

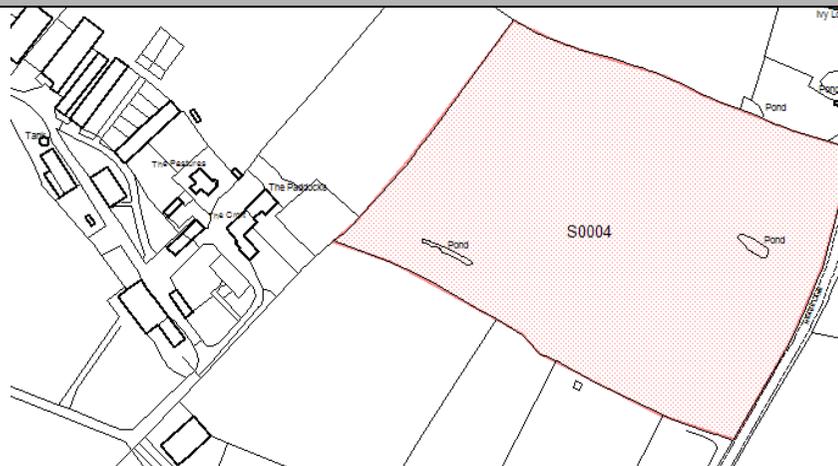
The site is located towards the north east of the District. The site is 19.9km from Swadlincote and 11.3km from Derby. The closest village to the site is Etwall, 2.1km from the site.

The site comprises agricultural land. It extends some 3.24ha and is currently in single ownership. There is no 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
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
To provide decent and affordable homes that meet local needs	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respects of likely mix proposes on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities		

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 4.7km of the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a primary school, sports pitch and village centre (within Etwall)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School which has some spare capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact of the electricity pylon on viability may need further assessment. - There is no identified significant need for affordable housing in Etwall.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 800m from an hourly bus service . There is a Sunday bus service every two hours. - The village centre, in Etwall, is more than 1200m from the site. - There is no metalled footpath immediately adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very little 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, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 800m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known water and electricity supply constraints - Super Fast broadband is under review in this area. There is no current timescales when fibre broadband will be available.	

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

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

Version 1a