



**South  
Derbyshire**  
District Council  
Community &  
Planning Services



INVESTOR IN PEOPLE

Local Development Framework

**SA**

# Sustainability Appraisal Modifications Update

Submission Local Plan, Part 1

## **Technical Appendices**

January 2016



South Derbyshire Changing for the better



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## APPENDIX 1 SCOPING REPORT CHANGES

Scoping Report Changes (changes in response to 2008 consultation)				
Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
East Midlands Airport	Inclusion of The future of Air transport a consultation - 2003 (White Paper) in Table 1 of the Scoping Report	✓		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
East Midlands Airport	Inclusion of The East Midlands Airport Masterplan (2006) in Table 1 of the Scoping Report	✓		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document
Environment Agency	Inclusion of the European Directive on the Assessment and Management of Flood Risks in table 1 of the scoping report	✓		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1
Environment Agency	Inclusion of the level 1 Strategic Flood Risk Assessment (SFRA) in table 1 of the scoping report	✓		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. Changes to the SA objectives have been made as a result of the inclusion of this Document in Table 1
Environment Agency	Inclusion of Flood risk as a bullet point at paragraph 3.2.3 (now paragraph 3.3.18)	✓		This bullet has been added to reflect the importance attached to issues of flood risk (indicated by the level 1 SFRA for South Derbyshire) and the fact that PPS25 requires flood risk within the district be kept under review.
Environment Agency	Flood risk should be covered under Soil, Water and Air rather than as a Climate Change topic. This would tie in better with the descriptions in Table 1 and would better reflect the high level of risk currently experienced in the area. Potential for climate change impacts related to flooding should still be covered as a climatic factor.	✓		Existing flood risk is acknowledged, as is the likely increase in flood risk zones in South Derbyshire associated with climate change.
Environment Agency	Flood risk is a key issue within South Derbyshire and should be addressed as its own sustainability objective in Paragraph 5.1	✓		The issue of Flood risk has been separated from the broader climate change indicator and has been included as a Sustainability Objective within the scoping report
Environment Agency	Inclusion of the EC Water Framework Directive (80/68/EC) within the Scoping Document	✓		This document has been added to the main report and a summary of its objectives included in the Scoping Report Technical appendices. No changes to the SA objectives have been made as a result of the inclusion of this Document



Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Environment Agency	Inclusion of a number of Acts and Legislation which could be included within the Scoping Report including: National Groundwater Protection: Policy and Practice (GP3) Part 4. Environmental Protection Act 1990 Water Resources Act 1991 Environment Act 1995 The Groundwater Regulations 1998 Water Act 2003 Wildlife and Countryside Act 1981 Natural Environment and Rural Communities Act Countryside Rights of Way Act		✓	Clearly it is a requirement that the Core Strategy fully reflect all legal obligations from the legislation highlighted by the Environment Agency. However government guidance on Sustainability Appraisal does not set out a need to review all legislation just plans policies and programmes to identify sustainability objectives.
Environment Agency	Inclusion of PPS11 Regional Spatial Strategies	✓		This document has been inserted into the SA main report
Environment Agency	Inclusion of Natural England's Access to Natural Greenspace Standards as standalone objectives within the Scoping Report	✓		The ANGSt standards have been referenced, however following a review of Natural England's website it is unclear whether a parent strategy exists from which the targets have been taken.
Environment Agency	Inclusion of baseline data on priority species for the area and the number of local wildlife sites should be included.	✓		This information will help establish the baseline environmental conditions for South Derbyshire and is already collected by the authority.
Environment Agency	The SA objective on Biodiversity is centred around designated sites, there are many other sites that are not designated that are still important for habitats and species. The objective does not include the creation of habitats	✓		Similar comments have also been received from the Derbyshire Wildlife Trust and as such Sustainability Objective 1 has been amended to read: To avoid damage to designated sites and species (including UK and local BAP priority habitat species) and enhance biodiversity and geodiversity across the district. A further detailed decision making criteria has also been amended to read: Will it conserve and enhance natural and semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats.
Environment Agency	Geodiversity is not mentioned in the sustainability objectives	✓		See above
Environment Agency	There does not appear to be any consideration of waste issues in the Scoping report. There is also concern that the a number of gaps in data held by various agencies responsible for dealing with waste and as such the evidence base should be updated frequently to capture any emerging waste information be considered in preparing the LDF	✓		The Scoping report contains specific headline sustainability Objectives: <ul style="list-style-type: none"> <li>To minimise waste and increase the reuse and recycling of waste materials and;</li> <li>To promote sustainable forms of construction and sustainable use of natural resources</li> </ul> As such it is considered that waste is covered in the SA framework in some detail. It is however acknowledged that baseline evidence in respect of waste is 'patchy' and where additional information on waste is identified this should be used to inform LDF preparation.



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



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



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



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



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



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



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



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

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

Scoping Report Changes (changes in response to 2012 consultation)				
Organisation	Change Proposed	Implemented		Reasoning/justification
		YES	NO	
Derbyshire County Council	Sustainability Objectives 7 and 8 need to include decision making criteria and indicators in the table on pages 21 and 22. A further indicator for both would assist in sustainable development, especially the implementation of travel plans for development (housing, business etc) and their subsequent monitoring to ensure the measures are being implemented, and that targets are being met. A possible indicator for this could read "the percentage of Travel plans included in Section 106 agreements that are regularly monitored.	✓		The requested amendments have been made to the SA Framework.



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



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



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



## Appendix 2: KEY ISSUES

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



Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
<b>Population and Human Health</b>				
The District has an aging population	The number of residents aged over 65 is forecast to increase from 14.5% in 2001, to 21.5% in 2028	Review of baseline data  ONS 2010 sub-national projections	<b>The district population will continue to age.</b> The proportion of residents aged 65 and over will continue to increase, as residents live longer and birth rates fall. This increase could lead to changes to the types of accommodation required, and how healthcare and leisure facilities are used within the district.	<b>Moderate/Major:</b> The Local Plan will not itself lead to changes in local demographics, (although clearly housing provision could support the continued movement of working age people out of Derby City into South Derbyshire to live). In addition, the Plan can ensure that new development meets the needs of all sections of the local community, including those of an ageing population, through the delivery of appropriate accommodation and new infrastructure and service provision.
The cost of housing within the District is unaffordable for many within the local community.	Between July 2002 and June 2007 house prices increased by an average of 68.5% within the District. However, increases for terraced dwellings increased by around 92.4%, whilst the average cost of a detached home increased by 53.2%. Since 2007 average house prices have remained broadly static, and currently the average cost of a home in the district is £166,000. However, homes in some areas such as Aston, Repton and Melbourne tend to be significantly more expensive than those in Swadlincote and Hilton.	South Derbyshire Local Housing Strategy  Land Registry Data  Annual Monitoring Reports  Derby HMA Housing Requirement Study 2013  Derby HMA Strategic Housing Market Assessment 2013	<b>Short term: Deterioration in affordability. Medium to long term: Uncertain.</b> Housing Affordability is largely determined by house prices (themselves largely based on economic cycles and housing supply), and the ability of households to buy property (household income, availability of credit). Given the difficulty in forecasting economic trends, it is difficult to predict whether housing affordability will change, and which direction such change will take, although it is now widely anticipated that house prices will increase slightly in the short to medium term as a result of government initiatives such as Help to Buy; of low interest rates; and a lack of new and existing homes coming to market.	<b>Major:</b> The Local Plan could generate significant new housing development, which in turn could significantly increase housing delivery, and hence supply and choice. It would also (in combination with other plans within the HMA and across the region) help to significantly boost housing delivery, which could have a very limited impact on affordability. Most significantly however, the Plan could specify appropriate affordable housing requirement (i.e. an average of 25% across all developments) to ensure that affordable housing needs are fully met by the close of the plan period.
The District has a significant population of gypsies and travellers whose needs differ compared to the wider population.	South Derbyshire has provided 22 Gypsy and Traveller pitches since 2007. Post 2012, based on assumed growth of the gypsy population of 3% per annum, an additional 15 pitches will be required every 5 years to meet the needs of newly forming households.	Draft Gypsy and Traveller Accommodation Needs Assessment  South Derbyshire Annual Monitoring report 2011-12	<b>Continued increase in demand for pitches over the Plan period:</b> The GTAA indicates that new public gypsy and traveller sites would be best located outside of South Derbyshire, possibly within Amber Valley or Derbyshire Dales within the southern part of the County. In the absence of a Plan, needs will be met having regard to identified need and national policy. A Local Plan could give the Authority greater control over the location of sites, although it is unlikely that overall supply of sites would be impeded significantly in the absence of policy, as demonstrated by delivery rates since 2007 (which have occurred in the absence of local policy guidance).	<b>Moderate:</b> The Local Plan would include a gypsy and traveller policy to ensure that future needs can be met within the Plan period on appropriate sites. Such a policy could control the location of sites (although not necessarily the number, as these would probably be delivered in the absence of the Plan).



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



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



Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Unemployment rates are on average low, but vary significantly across the District.	Unemployment within the District stood at 1.4% in May 2014. This is significantly lower than both the Derbyshire and England averages (2.0% and 2.5% respectively). However, it is worth noting that unemployment rates are generally higher around Swadlincote, and within the male population.	Monthly unemployment statistics for Derby and Derbyshire (May 2014)	<b>Slight improvement likely.</b> It is expected that the average unemployment rate will continue to fall across the district as the Economy continues to improve, following constrained growth in recent years. However, unemployment rates within some parts of the District consistently remain higher than the District Average, pointing to underlying issues which may need addressing at the local level.	<b>Moderate/Major:</b> The Local Plan can promote the regeneration of existing low quality employment land and derelict land, which, coupled with provision of adequate new employment land, could help bring in new businesses and jobs, reducing the jobless total in areas which suffer above average unemployment rates.
The District is well served by the strategic road network, although many routes suffer frequent congestion.	The District has relatively good access to strategic north-south transport routes (M1, M42/A42 and A38), as well as good access to east-west routes in the Northern part of the District (A52, A50).	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	<b>Uncertain:</b> Works to the A453, M1 and A38 could increase capacity on the existing strategic road network close to South Derbyshire. However, large scale growth around the Southern edge of Derby could, in particular, affect capacity on the A50 and junctions at Chellaston and Willington and the A6.	<b>Minor/Moderate:</b> the Local Plan can seek to manage and reduce travel demand through the development of sustainable and mixed communities, which have access to a choice of transport means. It can also promote developments which can achieve a modal shift away from road transport, and control the location of new development in relation to the strategic highways network
Local Transport routes are relatively poor and suffer congestion particularly during peak travel times.	Local routes within the District are underdeveloped placing significant pressure on a number of key local routes including the A511, A514 and A444, all of which are subject to congestion at peak times.	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	<b>Increasing congestion on local roads:</b> It is expected that without measures to reduce car usage locally, and in the absence of new road provision, congestion on the A511, A514 and A444 will continue to increase with congestion becoming more frequent and more severe than at present, as a result of additional development and continuing trends towards higher car usage.	<b>Moderate/Major:</b> the Local Plan can seek to promote the development of new infrastructure to relieve pressure on existing transport routes. It can also seek to manage and reduce travel demand, through the development of sustainable and mixed communities which have access to a choice of transport means, and support the delivery of new walking, cycling routes and public transport delivery.
Public transport provision across the District is variable.	Public transport provision varies significantly across the District. Public transport provision is more comprehensive around Swadlincote and on the fringes Derby City, whilst more rural parts of the District tend to have comparatively poor level of provision.	Derbyshire Local Transport Plan 2011-2026 Derby HMA transport modelling	<b>Continuation of Current Trend:</b> Public transport services will continue to be focused in locations where the demand is greatest. As such, the provision of public transport services in the most rural parts of the District may remain limited, reflecting market demand for the provision of such services.	<b>Minor-Moderate:</b> the Local Plan can seek to locate development close to existing public transport routes, which could help to sustain existing services. It can also seek developer contributions to support public transport schemes where these are needed.
There are high levels of car usage and ownership within the District.	The rural nature of the District, coupled with the relatively low number of workplace jobs located in the District, makes residents dependent on the private car for accessing jobs. In 2011 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such, car ownership is considerably higher within the District than at the national level.	Census 2001 Census 2011	<b>Unclear:</b> Most new development is likely to be targeted to sites on the edge of Derby City or Swadlincote as sustainable urban extensions. As such, these areas are likely to be relatively well served by public transport, and located closer to key services like employment uses. However, it is also likely that increases in car ownership and usage will continue in the short to medium term, in line with national trends recorded through the Census.	<b>Minor-Moderate:</b> the Local Plan can seek to include policies that continue to promote development well related to existing services and facilities, with good access a range of transport modes. It can also seek to improve existing public transport services including walking and cycling routes.



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



Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
New development will generate the need for additional water supply, but existing supplies in many parts of the region are fully committed.	An increase in housing development will result in an increase in water consumption. Without increases in planned supply and/or measures to reduce water use, many parts of the region will be in deficit by the end of the Plan period. More locally, much of the plan area in the falling within the Trent catchment has water available to meet future need. However in some areas, including the Mease SAC, water is either not available or only available in the winter.	Tame, Anker and Mease abstraction licensing strategy (2013)  Derbyshire Derwent abstraction licensing strategy (2013)  Lower Trent and Erewash abstraction licensing strategy (2013)  Dove abstraction licensing strategy (2013)  Derby HMA Water Cycle Study  Water Company Water Resource Management Plans 2010-35  Draft WRMPs 2015-40	<b>Continued and increasing pressure on water resources:</b> water resources will be squeezed in the short to long term as a result of increased development, coupled with climate change impacts, and reductions in water resource available (to protect environmentally sensitive areas). Current and emerging Water Resource Management Plans indicate that resources will be placed under greater pressure in the future, and demand management will be important to reduce demand and ensure sufficient water supplies can be made available towards the end, and after the close of the Plan period.	<b>Minor/Moderate:</b> The Local Plan can seek to promote the uptake of water-efficient development in new homes and businesses, through the promotion of new homes built in accordance with requirements set out in the Code for Sustainable Homes, or through the promotion of rainwater harvesting, and grey water recycling. This could help support demand management measures being pursued by water companies to balance water demand and supply.
There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows.	Within South Derbyshire there are known capacity issues at a number of waste water treatment works including Milton, Coton Park, Findern and Ticknall. In addition, the sewerage network around Derby City and some other areas are unlikely to be able to accommodate proposed growth without further investment in infrastructure. More significantly, the receiving water capacity for treatment works in the Mease Catchment is such that it is unlikely that additional waste water flows beyond existing consents would be granted. This is because additional discharge of waste water could affect the integrity of the River Mease SAC.	Derby HMA Water Cycle Study  River Mease Water Quality (Phosphate) Management Plan	<b>Potential for significant impacts on waste water infrastructure and the receiving environment.</b> In the absence of a Local Plan, water companies would have to respond in an ad-hoc fashion to new growth. In addition, the authority would be unable to steer growth away from the most sensitive environments such as the River Mease SAC	<b>Major:</b> the Local Plan can steer new development away from areas where there is no capacity in the receiving environment to receive additional waste water flows, and could help provide water companies with certainty over the number and timeframe over which new development will come forward. This can then help water companies plan and implement necessary infrastructure improvements to waste water treatment works, and the sewerage network surrounding new development.



Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
Much of the District lies within areas known to be at significant flood risk.	There are presently 1067 buildings located in areas of medium flood risk, and 2705 buildings located within areas categorised as being of high flood risk. As such, based on the current number of homes in the District, it is likely that approaching 10% of all dwellings are at high or medium risk from flooding. In addition, around 21% of the district by land area is at medium or high flood risk from main river flooding.	GIS Data South Derbyshire Level 1 Strategic Flood Risk Assessment Derby HMA Water Cycle Study Managing Flood Risk: River Trent Catchment Flood Management Plan River Derwent Flood Risk Management Strategy	<b>Uncertain:</b> climate change could increase the number of properties at flood risk. However set against this, major flood works around the villages of Hatton, Scropton and Egginton and around the Derwent south of Derby City will reduce flood risk for a substantial number of properties. National Policy is likely to restrict significant large scale growth from coming forward in areas subject to flood risk.	<b>Major:</b> The production of the Local plan will be based on a detailed analysis of flood risk on a District wide basis. In allocating future housing land, a sequential approach to reducing flood risk will be taken that significantly reduces the need to release land for new homes in areas at flood risk. In addition, the inclusion of policies to better deal with surface water and not exacerbate flood risk off site could help reduce flood risk to properties.
New development could give rise to increased air, water or light pollution, or could reduce local tranquillity.	Significant new development could lead to the urbanisation of many currently undeveloped sites. This could reduce tranquillity, or lead to increases in water, air or light pollution.	Derbyshire Local Transport Plan 2011-2026 Derby and East Staffordshire Air Quality Management Area strategies Derby HMA water Cycle Study Derbyshire County Council Tranquillity Mapping	<b>Unclear:</b> It is likely that water quality will continue to improve in order to meet targets and objectives associated with the water framework directive (irrespective of new housing development). AQMA in East Staffs and Derby City could also be affected by growth, although it is unclear to what extent. In respect of and noise and light pollution, new development could give rise to additional complaints to the Council's environmental health team, although it is unclear whether development would lead to a significant deterioration in the environmental quality.	<b>Moderate:</b> The Local Plan can seek to locate new homes and businesses in locations where they will have the least impact on the environment, for example, away from areas sensitive to additional pollution (the river Mease catchment), or close to AQMAs in Burton or Derby City. It can also include amenity and design policies to reduce surface water pollution (through SUDS) or noise, light, air pollution (including dust and odour) through the inclusion of an amenity policy.
There is a significant amount of previously developed (brownfield) land within the District.	At 20011-12 there were 360ha of derelict or underused land recorded in South Derbyshire. This equates to just over 1% of the total land area of the District, and is considered to be significant given the largely rural nature of the District. Much of the land recorded as being derelict is the result of the closure of two large power station sites at Willington and Drakelow. Consent for new power stations has been granted although to date neither site is under construction	South Derbyshire National Land Use Database Return Annual Monitoring Reports	<b>Major reduction in brownfield land (in area terms) likely.</b> Almost half of the brownfield land in the district is accounted for on two large former power station sites. Consent has been granted on the Drakelow site for a new power station and 2,239 homes, whilst consent for a new power station on the Willington site was granted in 2011.	<b>Minor to Moderate:</b> The Local Plan can seek to facilitate the reuse of smaller previously developed sites, such as the TG Green and Montracon sites in Swadlincote, or land at Hilton Depot. The Plan could include policies which promotes the re-use of sites which come forward within the plan period.



Key Issue	Explanation	Source	Likely Evolution without the Local Plan	Proposed Impact of the Local Plan
<b>Climatic Factors</b>				
There is virtually no existing renewable energy generation capacity within the District.	Increasingly, the government is encouraging the take up of onsite, or decentralised renewable or low carbon energy to meet a proportion of a developments energy usage, but at present this trend is not reflected within the District. Presently there is less than 7.05MW of installed renewal energy capacity, despite significant resources being available.	Annual Monitoring Report  Cleaner, Greener Energy Study	<b>Increase in renewable energy capacity</b> <b>Likely:</b> External energy policies and renewable energy grants, coupled with the increasingly expensive cost of carbon-based energy supplies, is likely to lead to increases in locally based micro and small scale renewable energy capacity. However, wind energy capacity could be constrained due to the proximity of East Midlands Airport and landscape constraints.	<b>Moderate:</b> the Local Plan can seek to facilitate the development of large scale renewable energy capacity where appropriate.
<b>Cultural Heritage</b>				
The cultural heritage, including archeology of the district, could be affected through the loss of historic assets or by unacceptable changes to their setting. However, sensitive development could result in opportunities to enhance historic places and improve public access to historic sites.	Pressure for new development has historically had a negative impact on much of the Districts' archeological or cultural heritage. This is borne out in a number of conservation area appraisals commissioned by the Council. The protection of the Districts' cultural heritage remains a significant issue for many local residents, businesses and community groups.	Conservation Area Appraisals  Annual Monitoring Report	<b>Uncertain:</b> A number of historically significant buildings continue to be at risk from new development or, in some cases, as a result of a lack of development. Data collected to inform the annual monitoring report suggests the proportion of listed building at risk remains around 6% of the District's total stock.	<b>Moderate:</b> the Local Plan could seek to locate new development away from listed buildings or other heritage assets which could be negatively affected by large-scale growth. It could also seek to ensure that it brings at risk heritage assets back into reuse, and where appropriate improves access to heritage features and assets.
<b>Landscape</b>				
Uncontrolled or unsympathetic development could harm local landscape or townscape character.	The landscape character assessment produced by Derbyshire County Council suggests that large-scale developments have had a detrimental impact on a number of landscape character areas in the District. In particular, landscape types located in the Trent Valley have been eroded by new development for example around Derby, Hilton and Hatton, whilst the landscape around Swadlincote (in the Leicestershire and South Derbyshire Coalfield) has also faced significant change (albeit more positive change) as The National Forest seeks to deliver wider landscape and nature conservation improvements in an area historically impacted by coal mining, (including open casting) and clay extraction.	The Landscape Character of Derbyshire  Areas of Multiple Environmental Sensitivity  Trent Valley Landscape sensitivity Study  Key Villages landscape Sensitivity Study (draft)  Strategic Sites landscape Assessment Study (draft)	<b>Continued erosion of local landscape character:</b> Further growth on the edge of large settlements could lead to divergence in local countryside character, especially in Northern parts of the District. Across the southern part, landscape improvements driven by The National Forest are helping to enhance an historically despoiled landscape. This work is likely to continue in the absence of the District Council adopting its Local Plan, although tree planting delivery and landscape improvements may be delivered on a more ad-hoc basis.	<b>Moderate-Major:</b> The Core Strategy could seek to ensure that new development is targeted to locations which are less likely to be impacted significantly. It could also seek to reduce any residual impacts associated with new development, through including policies which seek to ensure developments are adequately screened, and reflect the existing local vernacular of the built development close by. The Core Strategy can also continue to support the broad objectives of The National Forest, ensuring that new development is delivered in a way which recognises these objectives.
New development could lead to the loss of existing open space which has recreational value or benefits the character of the area.	Housing development pressure, and government policies supporting re-using brownfield land and making the most efficient use of land, is leading to increased pressure on both formal and informal open space located within and around existing settlements.	National Forest Strategy  PPG17 Assessment	<b>Potential for continued losses of open space and other permissive open land:</b> the continued emphasis on securing the efficient use of land is placing increasing pressure on the redevelopment of land with and adjacent to existing settlements, much of which helps contribute to the character of the area in which it is located.	<b>Moderate:</b> the Local Plan can seek to include policies which protect identified open space within existing settlements. Further, the Plan can also seek to protect from redevelopment, previously developed sites which are considered to have landscape or biodiversity interest.



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



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



Appendix 4: Broad Options Appraisal

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

Issue 1 –Options for the Amount of Growth in the Derby Housing Market Area\*

\* indicative annual average dwelling numbers for South Derbyshire for the following options are set out in brackets

Local Plan Approaches:

Growth Option: 1: Balanced Migration

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

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

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

Growth Option 3: Regional Plan Targets

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

Growth Option 4: Government Projections

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

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

- Plan for Growth based on HMA Housing requirement Study

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

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

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

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

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?	?	?	?	?	?
	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.	Uncertain Impact. The magnitude and direction of impacts would be dependent on the ecological and geodiversity value of sites and how they are designed and built out.
to provide decent and affordable homes that meet local needs	XX	X	X	✓✓	X	✓✓	✓✓
	Housing provision would be well below assessed need and would fail to take account of full, housing need. Impacts would be <b>negative</b> and of <b>major</b> significance.	Provision of new homes based on current delivery would be notably below the objectively assessed housing need. Although would perform better than option 1. Impacts would be <b>negative</b> and of <b>moderate</b> significance.	Provision of new homes based on historic regional plan requirements would be broadly comparable with option 2.	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered <b>positive</b> and of <b>major</b> significance.	Provision of new homes based on the districts previous housing requirement study would provide additional new homes but below the level of identified need in the updated HRS. Housing delivery rates would be around 5% lower than identified need over the plan period. Impacts would be <b>negative</b> and of <b>minor</b> or <b>moderate</b> significance with any shortfall increasing over time	This option would deliver growth levels significantly above long-term building rates and would deliver increased housing choice. This option would allow the Authority to meet identified need based on current assessments. Impacts are considered <b>positive</b> and of <b>major</b> significance.	Provision of new homes at this level would meet objectively assessed need. Overall however delivery at this level between 2008-2028 would be <b>positive</b> and of <b>major</b> significance.
to improve the health and well-being of the population	XX	X	X	✓✓	X	✓✓	✓✓
	Suppressed housing provision would fail to deliver sufficient affordable housing requirements identified in the strategic housing market assessment. Given the low level of supply under this scenario impacts would be <b>negative</b> and of <b>major</b> significance.	Housing delivery would be below identified need (albeit at levels twice that of option 1) and would constrain the delivery of new low cost and affordable housing to levels below identified need. Impacts are considered likely to be <b>negative</b> and of <b>moderate</b> significance.	Impacts are likely to be broadly consistent with Option 2	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be <b>major</b> significance, <b>long term</b> and <b>positive</b> .	Housing delivery would be around 5% below identified need and would constrain the delivery of new low cost and affordable housing. Impacts would be moderated by the relatively low level of under provision. Impacts would be <b>negative</b> and of <b>minor</b> significance	The provision of housing at elevated levels could help deliver increased levels of affordable and low cost housing. Impacts are considered likely to be <b>major</b> significance, <b>long term</b> and <b>positive</b> . .	The provision of new housing based on assessed need would lead to increased affordable and low cost housing provision and could deliver formal and informal open space on housing applications and where appropriate could help improve or deliver additional health facilities. Impacts would be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance



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

<sup>1</sup> Based on general data provided by regeneris on the economics of housing benefit.



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



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

Reviewed 20 January 2012 by IB, RG, KE, RC, NS, KB. Typed up 24/25 January 2012, updated Feb 2013, January 2015.



## Overall Growth Options – Employment

Issue 2 – How Much New Employment Land in the Derby Housing Market Area?

### Local Plan Approaches:

#### HMA Employment Growth Option 1 or Plan for Meeting Trends: 'Trend Based Growth'.

- Provide a total amount of new employment land across the HMA in line with Historic Trends

#### HMA Employment Growth Option 2: (Plan for Economic Restructuring): Below Trend Growth or Reduced Supply

- Provide a total amount of new employment land across the HMA below historic levels

#### HMA Employment Growth Option 3 (Maintain Existing Supply): Above Trend Growth

- Provide a total amount of new employment land across the HMA above identified need

SA Objective	Option 1 (BAU)	Option 2	Option 3
	?	?	?
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Impacts are <b>uncertain</b> as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.	Impacts are <b>uncertain</b> as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.	Impacts are <b>uncertain</b> as the degree and direction of impacts is most likely to be related to the ecological and geodiversity value of sites selected and how new sites are built out.



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



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



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

<sup>1</sup> National Study into commercial and industrial waste arisings, April 2009



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



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

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



# Housing Distribution Options – South Derbyshire

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

### Local Plan Approaches:

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

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

#### Housing Distribution Option 2: A Greater Role for Other Towns

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

#### Housing Distribution Option 3: A Greater Role for Rural Settlements

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

#### Housing Distribution Option 4: New Settlement(s)

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

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

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

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



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



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



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



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

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



## Housing Delivery Options –Derby Urban Area

### Issue 4 – Housing Delivery Options in the Derby Urban Area

#### Local Plan Approaches:

#### Derby Urban Area Housing Delivery Option 1: Multiple Locations

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

#### Derby Urban Area Housing Delivery Option 2: Single Location

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

#### Summary of initial appraisal work:

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



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



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



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



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



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

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



# Housing Options in the Derby Urban Area

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

## Core Strategy Approaches:

### PUA Housing Option 1: The Micklegate Area

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

### PUA Housing Option 2: The Littleover Area

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

### PUA Housing Option 3: The Sinfin Area

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

### PUA Housing Option 4: The Chellaston Area

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

### PUA Housing Option 5: The Boulton Moor Area

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

## Summary of initial appraisal work:

SA Objective	Option 1 Mickleover	Option 2 Littleover	Option 3 Sinfin	Option 4 Chellaston	Option 5 Boulton Moor
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	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
	<p>Land in this area is predominantly in agricultural (arable) use although a number of fields close to the settlement edge are used for horticulture. There is a golfcourse located to the south of the Pastures site</p> <p>There are no statutorily protected wildlife sites in this location.</p> <p>Survey work supporting a number of development schemes in this area indicate (Hackwood Farm and New House Farm) indicate potential for:</p> <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats</li><li>- Hedgerow and scrub could support suitable nesting habitat for birds, some of which could be lost</li><li>- A large badger sett is present in brown cross plantation (within the site)</li><li>- A brown hare was observed at Four Acre Plantation</li><li>- There is suitable habitat locally to support Water Voles, Great Crested Newts and Reptiles</li></ul> <p>No similar data is available for Pastures Hospital site.</p> <p>There are no features of geological importance in the area.</p> <p>Development in this area is likely to have a <b>moderate negative short term</b> impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be <b>positive</b> in the <b>long term</b> subject to onsite biodiversity gain.</p>	<p>Land in this area is predominantly in agricultural (arable) use</p> <p>There are no statutorily protected wildlife sites, County Wildlife Sites or BAP habitats in this location according to a desktop survey of this broad area</p> <p>Based on limited information from historic planning applications and a desk based assessment:</p> <ul style="list-style-type: none"><li>- Hedgerow and scrub could support suitable nesting habitat for birds</li><li>- Suitable foraging and commuting habitats for bats as well as mature trees and farm buildings which have potential to support roosting bats. Pipistrelle Bats are known to commute through the permitted Highfields Site</li><li>- There is potentially suitable habitat locally to support Water Voles, and Great Crested Newts.</li></ul> <p>There are no features of geological importance in this area</p> <p>Development in this area is likely to have a <b>moderate negative short term</b> impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be <b>positive</b> in the <b>long term</b> subject to onsite biodiversity gain.</p>	<p>Land in this area is predominantly in agricultural (arable) use</p> <p>There are no statutorily protected wildlife sites in this location.</p> <p>There is a county wildlife site (Hell Wood) which is secondary broad-leaved woodland which has developed on a ridge and furrow field. No BAP habitat has been identified during a desk based survey although historic records indicate that:</p> <ul style="list-style-type: none"><li>- Great Crested Newts, Water Vole and Tawny Owl have been sited in this broad area in the past although sightings are dated</li><li>- Hedgerow and scrub could support suitable nesting habitat for birds (Lapwings are known to have been present locally around Stenson Fields)</li><li>- There is potential for foraging commuting and roosting bats in mature trees and appropriate old and/or disused buildings locally.</li><li>- Limited potential grass snake and slow worm and brown hare</li></ul> <p>Much of this area falls within the Sinfin Moor RIGS. Sinfin Moor is a Regionally Important Geological Site (RIGS) which formed over the bed of an ice age lake</p> <p>Development in this area is likely to have a <b>moderate negative short term</b> impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be <b>positive</b> in the <b>long term</b> subject to onsite biodiversity gain.</p> <p>Impacts on geodiversity would be negative, of moderate significance and permanent</p>	<p>Land in this area is predominantly in agricultural (arable) use</p> <p>There are no statutorily protected wildlife sites in this location.</p> <p>There is a county wildlife site (Derby Canal) this is a mosaic habitat comprising of lowland swamp, secondary broad leaved wet woodland and scrub. A LNR and CWS (Chellaston Brickworks is located just inside Derby City). No BAP habitat has been identified during a desk based appraisal although this has identified that:</p> <ul style="list-style-type: none"><li>- Hedgerow and scrub could support suitable nesting habitat for birds</li><li>- There is potential for foraging commuting and roosting bats in mature trees and appropriate old and/or disused buildings locally</li><li>- There are records of a badger sett and foraging around Derby Canal CWS</li><li>- Water vole and otter Records to the south of the A50</li></ul> <p>Much of this area falls within the Sinfin Moor RIGS. Sinfin Moor is a Regionally Important Geological Site (RIGS) which formed over the bed of an ice age lake</p> <p>Development in this area is likely to have a <b>moderate negative short term</b> impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be <b>positive</b> in the <b>long term</b> subject to onsite biodiversity gain.</p> <p>Impacts on geodiversity would be negative, of moderate significance and permanent</p>	<p>Land in this area is predominantly in agricultural (arable) use, although the eastern part of the site abuts Elvaston Castle Park and Garden which is also a County Wildlife Site consisting of parkland a large lake). It is also in part a Local Nature Reserve.</p> <p>There are no statutory sites within this location although a SSSI (Boulton Moor) is located 900m to the west of the Boulton Moor Phase 2 development site. No BAP habitat has been identified during a desk based appraisal although this has identified that:</p> <ul style="list-style-type: none"><li>- Hedgerow and scrub could support suitable nesting habitat for birds</li><li>- There is potential for foraging commuting and roosting bats in mature trees.</li><li>- There are records of two badger setts in the vicinity identified during previous survey work in 2003.</li><li>- There are records of Great Crested Newts (to the north east of the site (which were recorded during construction of the A6 although this habitat was removed under licence during road construction). No ponds suitable for GCN have been identified around the Boulton Moor site or to the south of this area</li></ul> <p>Sinfin Moor RIGS lies to the west of this broad area of search</p> <p>Development in this area is likely to have a <b>moderate negative short term</b> impact on biodiversity with potential for impacts of local wildlife sites and protected species. Impacts could be <b>positive</b> in the <b>long term</b> subject to onsite biodiversity gain.</p>

See end note for clarification of assessment of significance



to provide decent and affordable homes that meet local needs	✓✓ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>major</b> significance.	✓✓ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>major</b> significance.	✓✓ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>major</b> significance.	✓✓ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>major</b> significance.	✓✓ The provision of significant new housing on the edge of Derby City would help ensure that existing demand and future housing needs are met. It is expected that large-scale sites could help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>major</b> significance.
	✓ The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to and improve existing open space. Existing GI assets include Radbourne Hall and the national cycle route located to the north west of Mickleover as well as extensive public rights of way around Radbourne and Mickleover Country Park. Green wedges are located to the south and north of Mickleover. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance.	✓ The provision of new housing will help meet existing needs and future demand for housing within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing and proposed open space. Existing or approved GI assets include 8.4ha Country Park and 11ha of strategic landscaping (to be created as part of the Highfields Farm Permission, Hell Wood and an extensive network of footpaths around and to the north of Findern. Hell Brook is also a notable GI asset locally. There is a green wedge to the north of Hall Pastures Farm. Despite this significant growth could also lead to the loss of countryside close to the existing urban edge and between Derby and Findern, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance.	✓ The provision of new housing will help meet existing needs and future housing demand within the City and the northern part of South Derbyshire and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes the Trent & Mersey Canal (south of the A50) and an extensive network of public footpaths around Stenson, Twyford and Barrow. There is an existing green wedge to the north of Ashlea Farm. Despite this significant growth could lead to the loss of countryside close to the existing urban edge and between Derby and Barrow upon Trent, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance.	✓ The provision of new housing will help meet existing needs and future demand for housing and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes the Trent & Mersey Canal (south of the A50), the former Derby to Sandiace Canal (now a long distance greenway) and an extensive network of public footpaths around Stenson, Twyford and Barrow. There is an existing green wedge to the north of Ashlea Farm. Despite this significant growth could lead to the loss of countryside close to the existing urban edge and between Derby and the villages of Stenson, Twyford and Barrow upon Trent, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance.	✓ The provision of new housing will help meet existing needs and future housing demand and could support the provision and therefore access to new health facilities. Development in this broad area could offer opportunities to provide new green infrastructure and strengthen access to existing green space. Existing green infrastructure includes Elvaston Castle Park and Garden to the east of the A6) and an extensive network of public footpaths around Elvaston Castle and Thulston. New open space and sports pitch provision is proposed as part of the Boulton Moor development to the east of the A6. There is an existing green wedge to the west of Thulston Fields Farm. Despite this significant growth could lead to the loss of countryside close to the existing boundary and between Derby and Elvaston, Thulston and Aston on Trent, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance.
to improve community safety and reduce crime and fear of crime	✓ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b> , and of <b>minor</b> significance.	✓ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b> , and of <b>minor</b> significance.	✓ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b> , and of <b>minor</b> significance.	✓ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b> , and of <b>minor</b> significance.	✓ Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highway capacity/safety enhancements or the provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b> , and of <b>minor</b> significance.
	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the highest in Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered <b>uncertain</b> .	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels in the local population which is higher than average for Derby City. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by John Port Academy (South Derbyshire), which is at capacity and unable to accommodate any significant further growth. There may be potential to accommodate some pupils within Derby City. Impacts are therefore considered <b>uncertain</b> .	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are amongst the lowest in Derby City in the Sinfon Area. New development could also lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although the closest (Chellaston Academy) is at capacity and unable to accommodate further growth. It is unclear whether there is sufficient capacity elsewhere to accommodate pupils generated by the scale of growth proposed on the southern edge of the City. Impacts are therefore considered <b>uncertain</b> .	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are generally higher than the city average. New development could also lead to the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development in this area, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although the closest (Chellaston Academy) is at capacity and unable to accommodate further growth. It is unclear whether there is sufficient capacity elsewhere to accommodate pupils generated by the scale of growth proposed on the southern edge of the City. Impacts are therefore considered <b>uncertain</b> .	? New development could help lead to increases in the number of people in the wider area which could change education attainment levels which are generally lower than the city average. New development could also lead to the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development on the southern edge of the city or in the northern villages. It is likely that new development in this location could be served by schools in the City although including Chellaston Academy and Noel Baker. Existing schools have not got the capacity to accommodate large scale growth beyond that already consented.
to promote social inclusion and reduce inequalities associated with deprivation across the District	✓ Mickleover is the least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Mickleover. New development could however improve access to affordable homes in Mickleover as house prices are around 5.7 x average earnings for this area compared 4.5 x average earnings within the city. On balance impacts are considered <b>positive</b> albeit of a <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓ Littleover is the fourth least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community of Littleover itself. New development could however improve access to affordable homes in this area as house prices are around 6.9 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered <b>positive</b> albeit of a <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓ Sinfon is the third most deprived ward in Derby City. New development could lead to changes in deprivation levels in the local vicinity although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 3.1 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered <b>positive</b> albeit of a <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓ Chellaston is the seventh least deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however improve access to affordable homes in this area as house prices are around 5.5 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered <b>positive</b> albeit of a <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓ Boulton is the eighth most deprived ward in Derby City. New development could lead to changes in deprivation levels although it is unlikely that new development would alter levels of deprivation within the existing community itself. New development could however alter the mix of housing choice locally, providing new market and affordable housing provision. Average house prices locally are 4.5 x average earnings compared 4.5 x average earnings within the city. On balance impacts are considered <b>positive</b> albeit of a <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .



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.	<div><div>X</div><div><p>New Development in this location will be close to:</p><ul style="list-style-type: none"><li>- Primary Schools - Brookfield Primary School (The Hollow), Mickleover Primary School (Vicarage Road), Ravensdale Junior School (Devonshire Drive), Silverhill Primary School (Draycott Drive)</li><li>- Secondary Schools - Murray Park School (Murray Road), John Port School (Etwall)</li><li>- Major Foodstore – Tesco, Kipling Drive</li><li>- Doctors Surgery – Vicarage Road, Cavendish Way</li><li>- Pharmacy – Kipling Drive, Devonshire Drive, Station Road</li><li>- Employment – Little industrial/commercial employment sites within the vicinity</li><li>- Public Open Space – Vicarage Road Recreation Ground, Mackworth Park</li><li>- Sports Pitches - Moorland Road</li><li>- Public transport provision. Multiple frequent services including X38, V1, V2 Mb/Mr and 5. ranging from every 7-8 minutes to twice hourly.</li></ul><p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity deficit arising from new development where feasible or viable. Transport modelling work by the Authority indicates that subject to planned improvements to the SRN development in this broad area will not result in severe transport effects, although there may be benefiits in phasing growth to be delivered through the Plan to later in the Plan period.</p><p>On balance impacts are considered <b>negative</b> and of <b>moderate</b> significance subject to phasing most growth to the latter part of the Plan period as congestion effects on the SRN would be largely addressed from 2021 onwards through programmed highways capacity improvements to grade separate a number of junctions along the A38.</p></div></div>	<div><div>X</div><div><p>New Development in this location will be close to:</p><ul style="list-style-type: none"><li>- Primary Schools - Griffie Field Primary School (Grosvenor Drive), St Peter's CofE Primary School (Thornhill Road / Church Street), Wren Park Primary. New Primary school as part of Highfields Farm Proposed</li><li>- School (Jackson Avenue)</li><li>- Secondary Schools - Littleover Community School (Pastures Hill)</li><li>- Major Food Store (Tesco Mickleover) or Sainsbury (Kingsway) both out of ward</li><li>- Doctors Surgery – Hollybrook Way, potential for new doctors? Atas part of community facilities at Highfields Farm Scheme</li><li>- Pharmacy – Burton Road Hollybrook Way</li><li>- Derby Royal Hospital is the largest employer in the City immediately adjacent to Littleover ward.</li><li>- Public Open Space – Clemson Park. New provision at Highfields Farm</li><li>- Sports Pitches King George V playing fields (outside ward). New provision at Highfields Farm</li><li>- Public Transport Provision. Multiple frequent services including HQ, Royal, V1, V2, V3, X38, Mb/ Mr, 5, 35</li></ul><p>New development will benefit from existing and proposed but currently unimplemented infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints where feasible or viable. Transport modelling work by the Authority indicates that this is not possible in respect of congestion around the A38 (although new residents in this area would not need to cross the A38 to get into Derby City). Nonetheless development in this area could be well served by existing local facilities. On balance Impacts are considered <b>negative</b> and of <b>minor</b> significance.</p></div></div>	<div><div>✓</div><div><p>New Development in this location will be close to:</p><ul style="list-style-type: none"><li>- Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Stenson Fields Community Primary (Heather Close) Shelton Junior (Carlton Avenue)</li><li>- Secondary Schools – Sinfyn CommunityCollege</li><li>- Major Foodstore – Asda Sinfyn, Sainsbury, Osmaston Park Road</li><li>- Doctors Surgery – Osmaston Park Road, Sinfyn District Centre</li><li>- Pharmacy – Osmaston Park Road, Sinfyn District Centre</li><li>- Employment –Victory Road, Wilmore Road, Sinfyn Lane and Goodsmoor Lane. Much of the Rolls Royce Estate is located in this Area</li><li>- Public Open Space – Sinfyn Park and Osmaston Park</li><li>- Sports Pitches - Sinfyn Recreation Ground</li><li>- Public Transport Provision. Multiple frequent services including 38, 40, 41, 60 and 61. Most services run between 4 and 6 times per hour</li></ul><p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. Modelling work is ongoing to identify possible solutions to improve congestion locally and this could mitigate the effects of further development in this area. On balance Impacts are considered <b>positive</b> and based on the identification of a viable and feasible link road to mitigate road impacts of <b>minor</b> to <b>moderate</b> significance.</p></div></div>	<div><div>✓</div><div><p>New Development in this location will be close to:</p><ul style="list-style-type: none"><li>- Primary Schools - Chellaston Infant (School Lane), Chellaston Junior (Maple Drive), Homefields Primary (Parkway), Shelton Infant (Carlton Avenue), Shelton Junior (Carlton Avenue)</li><li>- Secondary Schools - Chellaston Secondary School (Swarkestone Road)</li><li>- Major Foodstore - Sainsbury's, Osmaston Park Road, Asda,</li><li>- Sinfyn</li><li>- Doctors Surgery – Manor Road, Fellow Lands Way</li><li>- Pharmacy - Derby Road, Chellaston Road</li><li>- Employment Proposed Chellaston Business Park. Proximity to Rolls Royce in Sinfyn</li><li>- Public Open Space Chellaston Park</li><li>- Sports Pitches - Pit Close Lane Recreation Ground</li><li>- Public Transport Provision. Multiple frequent services including 60, 61. Both services run 6 x per hour</li></ul><p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered positive and of minor to moderate significance*</p></div></div>	<div><div>✓</div><div><p>New Development in this location will be close to:</p><ul style="list-style-type: none"><li>- Primary Schools - Allenton Community Primary (Brookhouse Street), Boulton Primary (Wyndham Street), Moorhead Primary (Brackens Lane), Oakwood Infant (Waldene Drive), Oakwood Junior (Holbrook Junior)</li><li>- Secondary Schools - Merrill College (Brackens Lane), Noel Baker</li><li>- Major Foodstore Sainsbury's, Osmaston Park Road (out of ward)</li><li>- Doctors Surgery - Boulton Lane, Keldholme Lane, Gilbert Street</li><li>- Pharmacy - Chellaston Road, Crayford Road</li><li>- Employment - Boulton accomodates very little commercial development within the ward. New commercial development is located in Alveston and is accessible from the A6</li><li>- Public Open Space: - Boulton contains two notable areas of public Open Space - Field Lane Recreation Ground and Boulton Lane Recreation Ground</li><li>- Public Transport Provision. Multiple frequent services including 40,41, 42, 43, 44,45, 60, 61, 73 and Skylink.</li></ul><p>New development will benefit from existing and proposed infrastructure and facilities (including the proposed park and ride scheme at Boulton Moor). However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered <b>positive</b> and of <b>moderate</b> significance.</p></div></div>
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)	<div><div>X</div><div><p>Mickleover is generally well related to existing community infrastructure and retail facilities and is relatively well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby City. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic). Transport modelling undertaken by the HMA Authorities that large scale growth in this location incombination with existing commitments and preferred growth locations in neighbouring districts could give rise to negative effects on the operation of the strategic road network. However interim improvements to the A38 were completed in 2014 and further proposals to grade separate junctions crossing the A38 are due to be completed by 2021. Restricting the level of growth prior to 2021 (which given the relatively short timeframe to 2021 and given that all sites in this area are greenfield and have yet to 'start') could help ensure that development in this area does not give rise to significant effects. However large scale growth across this area could also negatively effect the local road network and athese will need adressing in order to ensure the effects of growth in this area are acceptable</p><p>An identified lack of capacity in the sewer network could be mitigated by strategic improvements to the network which may provide opportunity to reduce sewer flooding elsewhere in the Mickleover area. Developers are not able, under current rules to fund improvements to the sewerage network</p><p>Overall Impacts from development in this vicinity are likely to have a <b>negative</b> impact against this objective of <b>moderate</b> magnitude.</p></div></div>	<div><div>X</div><div><p>Littleover is generally well related to existing community infrastructure and retail facilities and is well served by public transport. It is however located further way from employment areas than sites on the south and eastern edge of Derby City. In addition secondary school provision in this area (and indeed all sites on the edge of Derby is problematic) and development may reduce opportunities for non-car travel for occupants of new development in this area. Transport modelling work indicates that the A38 could be affected by further development in this broad location.</p><p>Discussions with Severn Trent Water indicate that new development would be more difficult to accommodate in this area due to the distance from the Pride Park Waste Water Treatment Works and the lack of fall in the sewer across much of the southern edge of Derby although some site could be served by Findern WWTWs. It is understood that developers are not able, under current rules to fund improvements to the sewerage network.</p><p>Impacts from development in this vicinity are likely to have a <b>negative</b> impact against this objective of <b>minor</b> to <b>moderate</b> magnitude.</p></div></div>	<div><div>✓</div><div><p>Sinfyn is well related to existing community infrastructure retail facilities and employment sites and is well served by public transport. There are however capacity issues in respect of local secondary school provision. Growth in this area could also have a negative impact on an already constrained local highways network, although serving development off the consented and funded T12 route in Derby City could overcome these issues.</p><p>However, it is worth noting that there may be potential to secure an enhanced railway bridge on Stenson Road should works to electrify the Derby to Birmingham railway bridge take place between 2019-24 (during control period 6 CP6)). This could help reduce traffic congestion around the existing bridge and increase local highways capacity.</p><p>Discussions with Severn Trent indicate that there would be issues with local sewerage infrastructure locally, although significant new development around Stenson Fields and Wragley Way would be less problematic than sites to the west of the city/ as they are located closer to the Waste Water Treatment Works for the City.</p><p>Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related issues have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p></div></div>	<div><div>✓</div><div><p>Chellaston is well related to existing community infrastructure, retail facilities and employment sites and is well served by public transport. There are however capacity issues in nearby secondary schools and as such it is likely that occupiers of new development could be dislocated from secondary education provision which may increase the need to travel to access education.</p><p>Discussions with Severn Trent indicate that there would still be issues with local sewerage infrastructure in this area, although significant new development around Chellaston would be less problematic as it located closer to the Waste Water Treatment Works for the City.</p><p>Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p></div></div>	<div><div>✓</div><div><p>Boulton is generally well related to existing community infrastructure, retail facilities and employment sites in Allenton and is well served by public transport. There are proposal for a park and ride site in this area although this has not been subject to a planning application. It is however dislocated from secondary school provision locally. This may reduce opportunities for non-car travel for occupants of new development.</p><p>Discussions with Severn Trent indicate that local sewerage infrastructure in this area is less problematic than elsewhere on the Southern edge of Derby although there would be still issues with significant growth,</p><p>Whilst acknowledging that secondary education provision is likely to be problematic, given that sewerage and road related constraints have been identified as less of an issue it is considered that this broad area performs better in respect its ability to make best use of existing infrastructure and reducing the need to travel. Impacts are considered <b>positive</b>, and of <b>minor</b> to <b>moderate</b> significance.</p></div></div>
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	<div><div>✓✓</div><div><p>The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are considered <b>positive</b> and of <b>major</b> significance.</p></div></div>	<div><div>✓✓</div><div><p>The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider <b>positive</b> and of <b>major</b> significance.</p></div></div>	<div><div>✓✓</div><div><p>The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider <b>positive</b> and of <b>major</b> significance.</p></div></div>	<div><div>✓✓</div><div><p>The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider <b>positive</b> and of <b>major</b> significance.</p></div></div>	<div><div>✓✓</div><div><p>The allocation and construction of new strategic housing sites will help create jobs for national and regional and local house builders and will support the local supply chain who in turn provide services to homebuilders such as estate agents, financial services, plumbing and heating engineers, electricians, builders etc. and in turn local retailers who provide products and services for people moving into new properties over the life of plan period. Impacts are consider <b>positive</b> and of <b>major</b> significance.</p></div></div>



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



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



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

Appraisal based on evidence based collected by South Derbyshire District Council and Derby City Council. Assessment undertaken by KE, RC and NS 3 Feb 2012. Updated April 18 2013, and 28 September 15



## Employment Land Options in the Derby Urban Area

### Issue 6 – Employment Land Options in the Derby Urban Area

#### Local Plan Approaches:

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

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

#### Derby Urban Area Employment Option 2: Within Derby

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

#### Derby Urban Area Employment Option 3 Within South Derbyshire and Derby

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

#### Summary of initial appraisal work:

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



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



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



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



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



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

Reviewed **12 May 2010** by IB, RG, KE, RC, NS. Typed up 30 May 2010. Amended 1 July 2010. Amended 19 April 201



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



To improve educational achievement and improve the District's skills base	--	--	--	--	--
	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.	No Impacts Identified.
To promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	✓✓	✓	✓✓
	Maintaining existing transport services and facilities in the DUA is considered likely to have <b>no impact</b> in terms of tackling deprivation and inequalities.	Demand management measures to influence travel behaviour and improve awareness of transport options are considered likely to have a <b>neutral</b> impact in terms of tackling deprivation and inequalities	Measures to improve accessibility by public transport walking and cycling could significantly improve access to local services and employment for families or individuals without access to a car. Impacts are considered <b>positive</b> or <b>moderate</b> to <b>major</b> significance.	Highways based improvements are more likely to benefit those with access to the car but it could also benefit public transport users and cyclists by reducing congestion on around and within the DUA. Overall impacts are considered <b>positive</b> and of <b>minor</b> significance.	Measures to improve accessibility by public transport walking and cycling coupled with demand management and improvements to the local road network could significantly improve access to local services and employment for families or individuals with and without access to a car. Impacts are considered <b>positive</b> , and of <b>moderate</b> to <b>major</b> significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	X	✓	✓✓	✓	✓✓
	Minimum intervention would have a <b>negative</b> impact on transport provision in the DUA. Impacts would <b>worsen</b> over the plan period. <b>Synergistic impacts</b> would be likely where new strategic housing or employment sites are located around the DUA which further increase travel demand.	Demand management could help ensure existing infrastructure operates efficiently, to allow existing and new residents to access existing services in Derby City and around the DUA. Impacts are considered <b>positive</b> and of <b>minor</b> significance.	Measures to increase transport choice could help improve access in the DUA to employment, education, and shopping facilities to all residents, including those without access to a car. Impacts are considered <b>positive</b> , of <b>moderate</b> to <b>major</b> magnitude.	Improvements to the highways network could help improve access to local services and facilities for all, but was considered most likely to benefit those with access to a car. Impacts were considered <b>positive</b> , of <b>minor</b> significance.	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure, could help improve access in the DUA to employment, education, and shopping facilities to all residents. Impacts are considered <b>positive</b> , and of <b>major</b> magnitude.
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)	XX	✓	✓✓	✓✓	✓✓
	Minimum intervention would see a continuing trend to increasing traffic volumes, which will continue to rise over the plan period. This could increase strain on the existing road network, which is already subject to congestion in many parts of the DUA, and could deter walking and cycling as well as negatively impact on bus journey times and reliability. Impacts are considered <b>negative</b> and of <b>moderate</b> to <b>major</b> significance, with impacts becoming more significant over the Plan Period.	Demand management could help ensure existing infrastructure can cope for longer with increasing demands on transport infrastructure over the Plan period. Impacts are considered <b>positive</b> of <b>moderate</b> significance. <b>Synergistic impacts</b> from additional development could however reduce the ability of infrastructure to cope, where new development exceeds local network capacity.	Increasing transport choice could encourage a modal shift away from car use to more efficient forms of transport such as public transport, walking or cycling. Impacts are considered <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.	Highways based improvements, such as junction improvements or signalisation could increase the capacity of existing transport routes and services, and could provide new routes which could relieve congestion on existing roads (but may also generate increased traffic flows locally). Impacts are considered <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.	A combination of demand management and increased public transport provision, together with improvements to the wider road network, would free up capacity on the existing highways network and would encourage a modal shift away from car use to more efficient forms of transport. Impacts are considered <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.
To achieve sustainable and stable levels of economic growth and maintain economic competitiveness	X	?	✓	✓✓	✓
	Minimum intervention could increase traffic volumes and congestion, or provide little opportunity to upgrade the transport network around Derby City. This could frustrate economic investment and growth within the district. Impacts are considered <b>negative</b> and of <b>moderate</b> significance, with impacts becoming more significant over the Plan Period.	Demand management measures such as congestion levies or car parking charges and increased public transport provision, could reduce traffic volumes and congestion and encourage modal shift away from cars. However some measures themselves could deter businesses, due to costs or uncertainty about effectiveness. Impacts are considered <b>uncertain</b> .	Provision of new infrastructure, such as park and ride facilities, increased bus and cycle lane provision etc. could help reduce congestion on the existing highways network. Impacts are considered <b>positive</b> , of <b>minor</b> to <b>moderate</b> significance.	Improvements to the existing local road network could increase the capacity around the DUA, and improve links to the SRN around Derby (A38, A50 and A6 spur). Impact considered <b>positive</b> of <b>moderate</b> to <b>major</b> significance (depending on location).	A combination of demand management and increased public transport provision together with improvements to the wider road network, would free up capacity on the existing highways network which would benefit local businesses, although demand management could involve restricting road usage at some times or charging for parking spaces. Clearly such measures could affect the operation of some businesses. On balance impacts were considered <b>positive</b> , and would have <b>minor</b> to <b>moderate</b> significance.
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	X	?	✓	✓✓	✓
	Minimum intervention would lead to an increase in traffic volumes and congestion over the longer term, or provide little opportunity to upgrade the local transport network, and could frustrate economic investment and growth within the District. Impacts are considered <b>negative</b> of <b>minor</b> to <b>moderate</b> significance.	Demand management measures could help to moderate traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses, due to costs or perceived restrictions in car use. Impacts are considered <b>uncertain</b> .	Provision of new non-car infrastructure could help to moderate congestion on the existing highways network. Impacts are considered <b>positive</b> , of <b>minor</b> to <b>moderate</b> magnitude.	Improvements to the existing local road network, and new road provision, could help to moderate congestion by increasing the capacity of the local road network. It could also improve access to the strategic road network including the A38 and A42. Impacts are considered <b>positive</b> of <b>moderate</b> to <b>major</b> significance.	New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this, demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be <b>positive</b> and of <b>moderate</b> significance.



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



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

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



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

Issue 8 –Sub Options For Directions of Growth in Swadlincote

## Local Plan Approaches:

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

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

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

**Swadlincote Housing Sub Option 4: A combination of locations**

## Summary of initial appraisal work:

See commentary at end of this schedule

SA Objective	Option 1 Extensions to the west and south west	Option 2 Extensions to the east of Swadlincote	Option 3 Extensions to the south of Swadlincote	Option 4 A combination of locations
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	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
	<p>Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although there are a number of County Wildlife Sites within 500m of identified potential development locations.</p> <p>Previous ecological assessments and surveys undertaken locally identify the following:</p> <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Evidence of Barn Owl and Wren Locally</li><li>- Evidence of Badger</li><li>- Habitat with potential to support GCN and other amphibians locally</li></ul> <p>There are no identified features of geological importance in this area</p> <p>Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity in the <b>short term</b>. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.</p>	<p>Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area although the site to the north of the A511 is partially designated as a County Wildlife Site (SD026 Woodville Disused Railway) There are a number of other CWS within 500m of identified potential sites.</p> <p>Based on a desk based assessment and GIS data and historic habitat survey in this area indicates that sites could provide:</p> <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Habitat with potential to support Badger</li><li>- Historic recordings of Water Vole around Short Hazels</li></ul> <p>There are no identified features of geological importance in this area</p> <p>Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity in the <b>short term</b>. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.</p>	<p>Land identified as suitable for development in this area is made up from agricultural land (the site located north of Gresley Wood) and Disturbed areas of industrial activity and minerals extraction.</p> <p>There are no statutory wildlife sites in this area</p> <p>Based on existing GIS and previously undertaken ecology survey work in and around the promoted sites there is:</p> <ul style="list-style-type: none"><li>- Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally.</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Habitat with potential to support badger around the site to the north of Gresley Wood.</li><li>- Historic recordings of Water Vole on the Hooborough Brook</li><li>- Evidence of GCN within 500m of the regeneration site</li></ul> <p>There are no identified features of geological importance in this area</p> <p>Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity in the <b>short term</b>. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.</p>	<p>Sites identified are predominantly greenfield and in agricultural use although a number of sites are brownfield having previously been used for minerals or industrial uses. However based on existing information all site identified have some potential to support protected and notable species and habitats.</p> <p>However no sites would have an impact on statutory wildlife sites. Two of the locations identified around Swadlincote as potential housing sites are designated as non statutory wildlife sites, although these designations do not necessarily preclude the ability of sites to accommodate some development, especially where they only make up part of the wider identified site.</p> <p>There are no identified features of geological importance in this area</p> <p>Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity in the <b>short term</b>. Impacts would be positive in the long term although could be reduced over time with careful site design and mitigation.</p>
to provide decent and affordable homes that meet local needs	<b>✓✓</b>	<b>✓✓</b>	<b>✓✓</b>	<b>✓✓</b>
	<p>The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>The provision of significant new housing around Swadlincote would help ensure that existing demand and future housing needs are met. The large-scale sites would help deliver both market and affordable housing and increase housing choice locally. Impacts are considered to be <b>positive long term</b> and of <b>moderate</b> to <b>major</b> significance.</p>



to improve the health and well-being of the population	✓	✓	✓	✓
	<p>The provision of new housing will help meet existing needs and future housing demand around Castle Gresley and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of significant Green Infrastructure associated with the National Forest (Gresley Wood, Coton Park and Foxley Wood) and offer opportunities to further enhance local GI assets and connectivity.</p> <p>Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance</p>	<p>The provision of new housing will help meet existing needs and future housing demand around Woodville and Midway and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity.</p> <p>Despite this significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance</p>	<p>The provision of new housing will help meet existing needs and future housing demand around Church Gresley and Woodville and within the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity.</p> <p>Significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance</p>	<p>The provision of new housing will help meet existing needs and future housing demand around the wider Swadlincote area and could support the provision and therefore access to new health facilities. New development in this area would benefit to the close proximity of Green Infrastructure associated with the National Forest and offer opportunities to further enhance local GI assets and connectivity.</p> <p>Significant growth could also lead to the loss of countryside close to the existing boundary, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor</b> to <b>moderate</b> significance</p>
to improve community safety and reduce crime and fear of crime	✓	✓	✓	✓
	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are likely to be <b>positive</b>, and of <b>minor</b> significance.</p>
to improve educational achievement and improve the District's skills base	?	?	?	?
	<p>The impacts from new development are likely to be dependent on the exact location of new development, its phasing and its impact in combination with other development locally. It is likely that existing local schools could serve some new development in Castle/Church Gresley although secondary schools tend to be located centrally or in the northern parts of the wider Swadlincote area. There is capacity across Swadlincote schools for secondary pupils, although there is no capacity at some local primary schools. Impacts are <b>uncertain</b>.</p>	<p>New development could lead to the delivery of new education facilities. The exact impacts from new development are likely to be dependent on the location and scale of new development, its phasing and its impact in combination with other development locally. There is adequate capacity to accommodate some growth within the normal area secondary school, although the development of some of the sites (or more than 1 site) in this area could generate a need for a new primary school. No identified sites exist for such a school and it is unclear how this could be funded. There may be potential to accommodate primary age pupils from lower levels of growth by extending existing local schools outside of Woodville. Impacts are <b>uncertain</b></p>	<p>New development would require the delivery of new or expanded schools provision. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is likely that secondary school pupils could be met at the normal area school, although there is no capacity at some primary schools within the normal area of sites. Impacts are <b>uncertain</b>.</p>	<p>New development would require the delivery of new or expanded schools provision. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and location and its impact in combination with other development. It is likely that some new development could be accommodated by existing schools although further provision will be required to accommodate the level of proposed growth. Impacts are likely to be <b>uncertain</b>.</p>
to promote social inclusion and reduce inequalities associated with deprivation across the District	✓	✓	✓	✓
	<p>The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>	<p>The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>	<p>The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>	<p>The Swadlincote area suffers high levels of deprivation compared to elsewhere in South Derbyshire. New development could lead to changes in deprivation levels as communities expand although it is unlikely that this would alter levels of deprivation within the existing community. New development could also improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>
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.	✓	✓	✓	✓
	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools - Castle Gresley infant School; Pennine Way Junior School; Linton Primary; St Georges C of E Primary; Church Gresley Infant and Nursery; Stanton Primary</li> <li>- Secondary School Pingle</li> <li>- Major Food Store – Sainsburys, Morrisons</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – Gresley Dale Health Centre;</li> <li>- Pharmacy – Dean and Smedley Glamorgan Way</li> <li>- Employment - George Holmes Way, Tetron Point</li> <li>- Public Open Space – Arthur Street Recreation Ground; Mount Pleasant Recreation Ground; Station Street Recreation Ground</li> <li>- Public Transport 4, 19, 21. (All twice hourly)</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving On balance Impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Woodville Infant School; Woodville C of E Junior School; Eureka Primary; Belmont Primary; Springfield Junior; Church Gresley Infant and Nursery;</li> <li>- Secondary School- Granville Community College</li> <li>- Major Food Store – Sainsburys, Morrisons</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – Woodville Surgery</li> <li>- Pharmacy – Dean And Smedley High Street</li> <li>- Employment - George Holmes Way, Tetron Point; Pool Street, Woodville Woodlands (North West Leics)</li> <li>- Public Open Space – Eureka Park; Maurice Lea Memorial Park</li> <li>- Public Transport 9, 61 (twice hourly or less)</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future. On balance Impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Church Gresley Nursery and Infant school; Pennine Way Junior; St Georges C of E Primary; Belmont Primary; St Edwards Catholic Primary</li> <li>- Secondary School- Granville Community College, Pingle School</li> <li>- Major Food Store – Sainsburys, Morrisons</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – Woodside Surgery</li> <li>- Pharmacy – Manor Pharmacy Market Street</li> <li>- Employment - George Holmes Way, Tetron Point;</li> <li>- Public Open Space – Eureka Park; Maurice Lea Memorial Park</li> <li>- Public Transport 4, 21. (twice hourly)</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents. On balance Impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – There are 12 Infant/ junior/ primary schools across the town</li> <li>- Secondary School- There are 3 Secondary Schools in this area; the Pingle School, Granville Community College and William Allitt School</li> <li>- Major Food Store – Sainsburys, Morrisons</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – There are seven doctors surgery across the Swadlincote Area</li> <li>- Pharmacy – There are 8 pharmacies in Swadlincote including 4 in Swadlincote Town Centre.</li> <li>- Employment - George Holmes Way, Tetron Point; Bretby Business Park, Pool Street, Woodville Woodlands</li> <li>- Public Open Space – Eureka Park; Maurice Lea Memorial Park, Newhall Park, Swadlincote Woodlands</li> <li>- Public Transport. There are seven hourly or better bus services (8, 21, 61, 4, 9, 9a, 19).</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents. On balance impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance</p>



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)	✓	X	✓✓	?
	<p>Castle Gresley is generally well served by existing infrastructure and public transport. It is less well located in respect of secondary school provision (3km) and Swadlincote Town centre (2.5km) than some parts of the wider urban area although bus services 4 and 21 provide frequent services to Swadlincote Town centre. This area has good access to existing green infrastructure.</p> <p>In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment.</p> <p>Overall it is considered that this broad area performs <b>positively</b> against this SA objective. Impacts are likely to be of <b>minor</b> to <b>moderate</b> significance.</p>	<p>Woodville is generally well served by existing infrastructure and public transport. Sites in this location are well related to existing schools (which have capacity to accommodate additional pupils). Employment areas and the town centre are all located within 2km. However, Clock Island is subject to peak hour congestion and new development in this area could exacerbate congestion on the A511 and A514 in Woodville. This area has good access to existing green infrastructure. There are many PROW around Goseley Dale, Short Hazel and Hartshorne.</p> <p>In respect of wastewater Stanton and Milton Treatment Works would serve new development in this broad area. There is limited capacity to accommodate new development presently at Stanton and Milton is already operating above its consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment.</p> <p>Overall it is considered that this broad area performs <b>negatively</b> against this SA objective. Impacts are likely to be of <b>minor</b> to <b>moderate</b> significance.</p>	<p>Church Gresley is generally well served by existing infrastructure and public transport and is well related to Swadlincote town centre. It is perhaps less well located in respect of secondary school provision than some parts of the wider urban area although Granville and Pingle are within walking distance of most sites.. The provision of a new regeneration route within an area identified as in need of regeneration could help reduce congestion in nearby Woodville on the A511 and A514. This area has good access to existing green infrastructure.</p> <p>In respect of wastewater Stanton Treatment Works would serve new development. There is limited capacity to accommodate new development presently although STW advise that there is potential for upgrades to this facility to accommodate further development in the catchment.</p> <p>Overall it is considered that the development in this broad area could have a <b>moderate</b> to <b>major positive</b> impact as it could facilitate highways capacity improvements around Clock Island, improve congestion on existing local roads as well as create opportunities for the provision of new cycleways and green infrastructure.</p>	<p>Swadlincote is generally well served by existing infrastructure and public transport. There are 15 schools located within the town including 3 secondary schools. There are a number of business parks and industrial estates and the towns retail core is located centrally. However, Clock Island is subject to peak hour congestion and new development in this area could exacerbate congestion on the A511 in Woodville, but development in some locations could facilitate capacity improvements to locally congested routes.</p> <p>Swadlincote has good access to existing green infrastructure including PROW as a result of its location in the National Forest.</p> <p>In respect of wastewater Stanton and Milton Treatment Works would serve new development within the town. There is limited capacity to accommodate new development presently at Stanton and Milton is already operating above its consented capacity although STW advise that there is potential for upgrades to both facilities to accommodate further development in the catchment.</p> <p>Overall it is considered that impacts would be uncertain and dependent on the combination of sites pursued through the Councils preferred growth option</p>
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✓	✓✓	✓	✓
	<p>The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders.</p> <p>However residential development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land. Impacts are likely to be <b>positive</b>, of <b>minor</b> to <b>moderate</b> significance and <b>long term</b>, duration of the plan).</p>	<p>The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain who in turn provide services to homebuilders</p> <p>Impacts are likely to be <b>positive</b>, of <b>moderate</b> to <b>major</b> significance and <b>long term</b> (over the life of the plan)</p>	<p>The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain that in turn provide services to homebuilders.</p> <p>However development in some parts of this area could take place on existing land identified for employment uses and as such could lead to the notional loss of employment land. Impacts are likely to be <b>positive</b>, of <b>minor</b> to <b>moderate</b> significance and <b>long term</b>,</p>	<p>The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local supply chain who in turn provide services to homebuilders.</p> <p>Impacts are considered <b>positive</b> of <b>moderate</b> significance and <b>long term</b> (over the life of the plan)</p>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	✓	✓	✓
	<p>There are high levels of unemployment in Church Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers.</p> <p>However development in some parts of this area could take place on existing land identified for employment use and as such could lead to the notional loss of employment land, although such losses may be able to be made up through the identification of alternative sites locally. Impacts are likely to be <b>positive</b> and, of <b>minor</b> significance.</p>	<p>There are high levels of unemployment in Woodville. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers.</p> <p>Impacts are likely to be <b>positive</b> and of <b>minor</b> significance.</p>	<p>There are high levels of unemployment in Castle Gresley. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy and provide a pool of labour for existing and potential future employers.</p> <p>However development on some sites could lead to the loss of employment land, although such losses may be able to be made up through the identification of alternative sites elsewhere locally. Impacts are likely to be <b>positive</b> and of <b>minor</b> significance.</p>	<p>There are high levels of deprivation across Swadlincote. An influx of new people into this area could help bring new working age people and their families into the area who can in turn help support the local economy. It could also help reduce aggregate unemployment rates locally and increase average incomes across this area although it is unclear whether this would help tackle deprivation in the existing communities.</p> <p>Development in some parts of Swadlincote could take place on existing land identified for employment uses and as such could lead to the notional loss of employment land, although such losses may be able to be made up through the identification of alternative sites elsewhere locally. Impacts are likely to be <b>positive</b> and of <b>minor</b> significance.</p>
to enhance the vitality and viability of existing town and village centres	✓✓	✓✓	✓✓	✓✓
	<p>New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>New housing development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Growth could also help sustain nearby Woodville Local Centre Given the scale of growth proposed over the plan period impacts are likely to be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>New development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.</p>	<p>New development could help support Swadlincote town centre which has a current vacancy rate of around 12%. Given the scale of growth proposed over the plan period impacts are likely to be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.</p>
to improve the quality of new development and the existing built environment	?	?	✓✓	?
	<p>It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.</p> <p>There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are <b>uncertain</b></p>	<p>It is unclear whether new development will enhance the quality of surrounding development or the local built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.</p> <p>There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are <b>uncertain</b></p>	<p>Development in the largest site in this area could contribute towards the regeneration of a large underused and poorly restored site that has been earmarked as in need of regeneration by the council. It could also present opportunities to significantly improve existing areas on the fringes of the site and the wider townscape especially around Clock Island which is one of the main gateways to the town.</p> <p>Overall impacts are considered <b>positive</b> of <b>moderate</b> to <b>major</b> magnitude and <b>long term</b>.</p>	<p>It is unclear whether new development will enhance the vitality and viability of surrounding development and the built environment as this will be dependent on the detailed design of any new scheme and how it is implemented.</p> <p>There are no conservation areas, world heritage sites or areas of architectural importance located in this area. Impacts are <b>uncertain</b></p>



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



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

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



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

Issue 9 –Sub Options For Directions of Growth Rural Villages

**Local Plan Approaches:**

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

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

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

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

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

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

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

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

**Summary of initial appraisal work:**

SA Objective	Option 1 Hilton Area	Option 2 Repton Area	Option 3 Melbourne/Aston Area	Option 4 Southern Villages Area
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	<b>X</b>  Land in this area is largely in agricultural use, although one site is previously developed. There is one statutory wildlife site in this area; Hilton Gravel Pits. This is separated from identified potential housing sites in Hilton by the A50 (T) and is currently classified as being in an unfavourable recovering condition. New development is unlikely to significantly affect this site due to its location (i.e. the other side of the A50). There are two county wildlife sites which could be affected by new development in Hilton, (Etwall Railway Pond and Egginton Junction Gravel Pit).  Previous ecological assessments and surveys undertaken locally identify the following: <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Evidence of Badger locally</li><li>- Habitat with potential to support GCN, Otter and Water Vole</li><li>- Locally important populations of Black poplar in Hilton and Hatton</li></ul> There are no identified features of geological importance in this area  Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	<b>X</b>  Land in this area is largely in agricultural use. There are no statutory wildlife sites in this area. Development around Milton and Winshill areas could impact on non statutory Wildlife sites (Dale Brook Meadow and Milton Carr) which are located adjacent or close to proposed housing sites  A desk based assessment and review of GIS data for the sites indicates that there is: <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Habitat with potential to support Badger</li><li>- Habitat with the potential to support (and records) of GCN locally.</li></ul> There are no identified features of geological importance in this area  Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	<b>X</b>  Land identified as suitable for development in this area is made up from agricultural land.  There are no statutory wildlife sites in this area  Based on a desk based assessment and previously undertaken ecology survey work in and around this area there is: <ul style="list-style-type: none"><li>- Limited foraging and commuting habitats for bats as well as mature trees and derelict buildings which may have potential to support roosting bats locally.</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Habitat with potential to support badger, GCN, Otter (mainly Shardlow) and Water Vole (Trent Mersey Canal)</li></ul> There are no identified features of geological importance in this area the closest being located at Elvaston Castle and Sinfin Moor.  Development in this area is likely to have a <b>moderate negative</b> impact on biodiversity with potential for impacts on local wildlife sites and protected species. In the long term there is potential for biodiversity gain on site and impacts could be enhanced.	<b>XX</b>  Sites identified are predominantly greenfield and in agricultural use. However based on existing information all site identified have some potential to support protected and notable species and habitats.  There is one statutory wildlife site within this area. The River Mease Special Area of Conservation and Site of Special Scientific Interest is located to the south of Netherseal. Its current condition is classed as unfavourable and suffers in particular from poor water quality associated with nutrient enrichment. New development in this part of the district has the potential to significantly affect water quality where increased development directly or indirectly contributes towards increased levels of nutrients in the river. There are no local wildlife sites within or adjacent to proposed housing sites.  Previous ecological assessments and surveys undertaken locally identify the following: <ul style="list-style-type: none"><li>- Suitable foraging and commuting habitats for bats as well as mature trees which may have potential to support roosting bats</li><li>- Hedgerow and scrub which could support nesting birds</li><li>- Evidence of Badger locally</li><li>- Habitat with potential to support GCN and Otter and Water Vole</li></ul> There are features of geological importance located at Linton and Netherseal, although no SHLAA sites are immediately adjacent to any identified rigs.  Given that impacts could affect water quality in a statutorily protected site (The Mease SAC which is already in an unfavourable condition) and impacts on protected species could occur as a result of water quality deterioration it is likely that development in this location could have <b>major negative</b> effect on local habitat and species. Impacts would be short to long term.
to provide decent and affordable homes that meet local needs	<b>✓✓</b>  The provision of significant new housing around the north western part of the district could help secure new development in this location and widen housing choice locally including in settlements which have seen limited housing growth in recent years (Hatton, Scropton). It could also help meet affordable housing need in Hilton and across other villages in the northwest parishes. Impacts are considered to be <b>positive, long term</b> and of <b>major</b> significance.	<b>✓✓</b>  The provision of significant new housing on the edge of Repton, Willington and the northern edge of Winshill could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be <b>positive, long term</b> and of <b>major</b> significance.	<b>✓✓</b>  The provision of significant new housing around Aston, Shardlow and Melbourne could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be <b>positive, long term</b> and of <b>major</b> significance.	<b>✓✓</b>  The provision of significant new housing in the southern parish villages could help increase housing choice for local communities. It is expected that large-scale sites could help deliver both market and affordable housing. Development could also contribute towards district wide housing requirements. Impacts are considered to be <b>positive, long term</b> and of <b>major</b> significance.



to improve the health and well-being of the population	✓	✓	✓	✓
	<p>The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area, therefore offering greater protection to existing and future residents from the impacts of flood risk.</p> <p>Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor to moderate</b> significance.</p>	<p>The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally</p> <p>Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor to moderate</b> significance</p>	<p>The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally and may present opportunities to improve flood risk defence infrastructure in this area.</p> <p>Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor to moderate</b> significance</p>	<p>The provision of new housing will help meet existing needs and future housing demand in this area. New development in this location could offer opportunities to secure new, or improve existing green infrastructure and open spaces locally</p> <p>Significant growth could lead to the loss of countryside close to the existing village edges, which may be viewed negatively by some local residents. Overall impacts are considered <b>positive</b> and <b>long term</b> and would be of <b>minor to moderate</b> significance</p>
to improve community safety and reduce crime and fear of crime	✓	✓	✓	✓
	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p>	<p>Contributions from new housing developments could help deliver infrastructure improvements, which could reduce risk of accidents (i.e. highways capacity/safety enhancements, widening of existing country lanes or provision of cycle lanes etc. associated with development). However care would need to be taken that new development does not create opportunities for antisocial behaviour or reduce community safety. Overall impacts are considered <b>positive</b>, and of <b>minor</b> significance.</p>
to improve educational achievement and improve the District's skills base	?	?	?	?
	<p>New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. It is unlikely that existing local schools could serve new development given the lack of capacity at Hilton Primary and John Port Secondary School. It is unclear whether these facilities are capable of expansion, or whether new development could generate sufficient funds for new schools should these be needed. Impacts are <b>uncertain</b>.</p>	<p>New development could provide opportunity for the delivery of new education facilities (such as schools) or lead to the redistribution of existing school catchment areas. The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally. There is a lack of capacity sufficient to accommodate major growth in the northern part of the district and within Derby City. There may be potential to accommodate some additional pupils from the Winshill sites at schools in East Staffs although this is uncertain. Impacts are <b>uncertain</b>.</p>	<p>New development could provide opportunity for the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally including those already benefiting from planning permission. It is unlikely that existing local schools could serve new development given the lack of capacity at Chellaston school, although presently there is some capacity at Noel Baker and Merrill College. It is unclear whether these facilities are capable of expansion. Impacts are <b>uncertain</b>.</p>	<p>New development could provide opportunity for the delivery of new education facilities (such as schools). The exact impacts from new development are likely to be dependent on the scale of new development, its phasing and its impact in combination with other development locally (including development in Swadlincote) including those already benefiting from planning permission. It is unclear whether local primary schools could accommodate large-scale growth without further expansion or the provision of new facilities. There may be potential to accommodate some additional pupils at schools in East Staffs although this unclear. Impacts are <b>uncertain</b>.</p>
to promote social inclusion and reduce inequalities associated with deprivation across the District	✓	✓	✓	✓
	<p>This area suffers relatively high levels of deprivation especially around Hatton and the smaller rural villages. However Hilton itself is one of the least deprived parts of the District. New development could improve opportunities to tackle deprivation through the delivery of new homes especially where it is targeted in settlements outside of Hilton including through the provision of social housing and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.</p>	<p>This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could nonetheless provide opportunities to tackle isolated pockets of deprivation in the northern part of this area through the delivery of new homes (including social housing) and social infrastructure. Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.</p>	<p>This area benefits from relatively low levels of deprivation compared to elsewhere in South Derbyshire. New development could improve opportunities to tackle deprivation where small pockets occur through the delivery of new homes including social housing and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>	<p>This area suffers from relatively high levels of deprivation. New development could improve opportunities to tackle deprivation through the delivery of new homes (including social housing) and social infrastructure locally. Impacts are considered <b>positive</b> and of <b>moderate</b> significance.</p>
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.	✓	✓	✓	✓
	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Hilton Primary, Heathfields Primary, Etwall Primary</li> <li>- Secondary John Port</li> <li>- Major Food Store – Sainsburys Burton, Tesco Mickleover, Coop (Hatton), Tesco Express (Hilton). Medium size supermarket consented in Hilton</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – Wellbrook Medical Centre (Hilton), Dove River Practice (Tutbury)</li> <li>- Pharmacy – Etwall (x2), Etwall, Hatton, Tutbury</li> <li>- Employment - Dove Valley Park, Nestle, Hilton Business Park, Wood Yard Lane.</li> <li>- Sports Provision: Scropton Road Sports Ground Hatton, Hilton Recreation Ground; King George 5 Playing Fields, (Etwall). Etwall Leisure Centre</li> <li>- Public Transport X50 , V1, V2, 1 (hourly), ), limited train services Hatton and Tutbury</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities, including schools provision is at or close to capacity (John Port and Hilton Primary) and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. However, new development would be expected to make a positive contribution towards local infrastructure provision (if and where this is possible) improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes.</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Repton Primary, Newton Solney Cof E Infant, Willington Primary, Findern Primary</li> <li>- Secondary School- John Port</li> <li>- Major Food Store – Sainsburys, Morrisons Swadlincote), Sainsburys Burton.</li> <li>- Hospital - Queens Hospital (out of district – Burton) Royal Derby Hospital</li> <li>- Doctors Surgery – Willington, Winshill, Sinfen.</li> <li>- Pharmacy – Willington, Winshill, Burton</li> <li>- Employment - Toyota</li> <li>- Blacksmith Lane Recreation Ground (Newton Solney), Broomhills Lane Playing Field, Repton Recreation Ground; Willington Play Area</li> <li>- Public Transport 61, V3, (hourly), limited train services from Willington</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities including secondary school places and health provision in Willington are currently at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally. Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Aston on Trent Primary, Shardlow Primary, Weston on Trent (CofE) Primary, Melbourne Infant, Melbourne Junior</li> <li>- Secondary School- Chellaston, Acadamy, Noel Baker, Sinfen Community</li> <li>- Major Food Store – Sainsburys, Asda, both Spondon), Budgens Melbourne, Asda, Tesco Long Eaton</li> <li>- Hospital –Royal Derby)</li> <li>- Doctors Surgery – Aston (part time) Shardlow, Melbourne, Chellaston</li> <li>- Pharmacy – Melbourne, Chellaston, Castle Donington</li> <li>- Employment - Willow Farm (Castle Donington), Derby City</li> <li>- Melbourne Leisure Centre, Cockshut Lane Recreation Ground, Melbourne Play Area; Shardlow Road Recreation Ground (Aston), Shardlow Recreation ground.</li> <li>- Public Transport 61, 73, Sky (all hourly)</li> </ul> <p>New development will benefit from existing infrastructure and facilities. However many local facilities are at or close to capacity and new development could place an additional burden on infrastructure which may impact on service delivery and accessibility locally (secondary school provision in Chellaston). Generally however new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance, although uncertainty regarding education provision is noted and will need to be explored further in site selection for new homes.</p>	<p>New development in this location will be close to:</p> <ul style="list-style-type: none"> <li>- Primary Schools – Overseal Primary, Linton Primary, Netherseal St Peters' Cof E Primary,</li> <li>- Secondary School- Secondary Schools in this area include William Allitt School, Pingle School,</li> <li>- Major Food Store – Sainsburys, Morrisons Swadlincote.</li> <li>- Hospital - Queens Hospital (out of district – Burton)</li> <li>- Doctors Surgery – Overseal, Swadlincote</li> <li>- Pharmacy – Swadlincote.</li> <li>- Employment - George Holmes Way, Tetron Point; Bretby Business Park, (Swadlincote)</li> <li>- Overseal, Recreation Ground; Netherseal Recreation Ground, Linton Recreation Ground; Coton in the Elms Recreation Ground; Rosliston Play Area.</li> <li>- Public Transport. 8, 9a, 19. (all hourly)</li> </ul> <p>New development will benefit from existing infrastructure and facilities where these exist. However many facilities serving this location are based in Swadlincote or Burton On Trent. However additional services could be provided through the permission for more than 2,200 homes at Drakelow. Generally new development in any location would be expected to remedy any infrastructure or service capacity constraints and as such new development would be expected to make a positive contribution towards local infrastructure provision improving choice and accessibility for the existing and future residents of the area. On balance impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.</p>



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



to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	<p>New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. <b>No impacts</b> are identified in respect of this area</p> <p>However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.</p>	<p>New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. <b>No impacts</b> are identified in respect of this area</p> <p>However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.</p>	<p>New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. <b>No impacts</b> are identified in respect of this area</p> <p>However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.</p>	<p>New residential development would on aggregate lead to the generation of additional waste during site construction and operation although this is unlikely to be directly affected by specific site location unless there are specific remediation or contamination issues on site. <b>No impacts</b> are identified in respect of this area.</p> <p>However, individual site performance is likely to be informed by construction practices, and the behaviour of future residents and the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.</p>
to promote sustainable forms of construction and sustainable use of natural resources	?	?	?	?
	<p>New development in this area will require the use of locally won sand and gravel.</p> <p>The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.</p> <p>Overall impacts are considered <b>uncertain</b>.</p>	<p>New development will require the use of locally won sand and gravel.</p> <p>The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.</p> <p>Overall impacts are considered <b>uncertain</b>.</p>	<p>New development will require the use of locally won sand and gravel.</p> <p>The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.</p> <p>Overall impacts are considered <b>uncertain</b>.</p>	<p>New development will require the use of locally won sand and gravel.</p> <p>The implementation of Sustainable Construction techniques will however be dependent on how sites are designed and built out and as such their performance against this component of the SA objective is uncertain.</p> <p>Overall impacts are considered <b>uncertain</b>.</p>
to reduce water, light, air and noise pollution	X	X	X	XX
	<p>Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development.</p> <p>There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets. As such it is considered that impacts from new development in this area would be <b>negative</b> and of <b>minor to moderate</b> significance</p>	<p>Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development.</p> <p>There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets in the villages. There is however an Air Quality management Area (AQMA) within Burton and growth on the edge of the town could potentially exacerbate air quality where it leads to further traffic generation. However it is unclear given the scale and location of proposed growth whether impacts could be notable. On balance it is considered that impacts from new development in this area would be <b>negative</b> and of <b>moderate</b> significance.</p>	<p>Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development.</p> <p>There is no evidence of specific issues or impacts on areas close to or exceeding local carrying capacity or targets, although development around Aston and Melbourne would be affected by noise associated with Donington Race Track and East Midlands Airport and local gravel extraction works. Impacts would be <b>negative</b> and of <b>moderate</b> significance.</p>	<p>Generally new development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution although the significance of these can be largely controlled through the detailed design of new development.</p> <p>Development in this area is likely to increase waste water flows to local sewage treatment works, and less significantly from diffuse sources. Due to elevated levels of nutrients (mainly phosphates) leading to the River Mease failing its water quality objectives under the habitats regulations additional development could worsen water quality and threaten the integrity of this site. In respect of noise and light quality impacts no specific issues are identified although development close to Burton at Stanton could impact on AQMAs in the town. Overall development in this location is likely to have a <b>moderate to major negative</b> impact against this SA objective depending on location depending on specific location.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	X	XX	X	XX
	<p>The site on the southern edge of Hilton is brownfield. The remainder of the sites in this area this area are greenfield.</p> <p>As such it is likely that there would be some loss of greenfield sites in this area but there may be opportunity to develop, at least partly, on brownfield sites. Impacts are likely to be <b>negative</b>, of <b>moderate</b> significance and <b>permanent</b>.</p>	<p>Sites in this area are all greenfield. New development in this area would all lead to greenfield losses.</p> <p>Impacts are likely to be <b>negative</b>, of <b>moderate to major</b> significance and <b>permanent</b>.</p>	<p>Most sites in this area are greenfield, although the Aston Hall Hospital site is largely brownfield and could provide some opportunity to reduce greenfield land take. Impacts are likely to be <b>negative</b>, of <b>moderate</b> significance and <b>permanent</b>.</p>	<p>Sites in this area are all greenfield. New development in this area would all lead to greenfield losses.</p> <p>Impacts are likely to be <b>negative</b>, of <b>moderate to major</b> significance and <b>permanent</b>.</p>
to manage and reduce flood risk and surface water run-off	✓✓	X	X	--
	<p>Much of this area is at significant flood risk, although significant flood works are presently being undertaken around Scropton, Hatton and Egginton to defend local communities from flood risk. New development is likely to be required to help fund and maintain defences and as such delivery of new homes in this area, despite notional flood risk could help defend existing properties from flood risk. Overall, impacts are considered <b>positive</b>, of <b>major</b> significance and <b>long term</b>.</p>	<p>A number of sites in this area are at flood risk including the northern parts of Repton and a strip of land to the east of Milton. Around half of Willington is, however at flood risk. New development in these locations could lead to increased flood risk elsewhere, although it is likely that new development can be steered to lower areas of risk in this broad area. Given existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and proposed SUDS legislation flood risk associated with new development is unlikely to be significant. Overall it is considered that development in this area would have a <b>minor negative</b> impact.</p>	<p>There are no areas at higher or moderate fluvial flood risk in Aston or Weston on Trent. There is a small area at high flood risk to the south of Melbourne around Black Carr Brook. Most of Shardlow is at high flood risk or is classed as the functional flood plain. However, if existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels or protected from development, utilise SUDS and steer new development to areas at lower risk are secured impacts would be largely moderated. Overall it is considered that development in this area would have a <b>minor negative</b> impact.</p>	<p>There are few areas at flood risk in this area (although isolated areas affected by fluvial flooding are located to the east of Overseal and Netherseal. Overall, however identified sites in this area are not a fluvial flood risk and existing requirements to retain surface runoff to greenfield rates, ensure easements next to drainage channels and utilise SUDS would most likely ensure that new development does not have any surface water impacts elsewhere. Overall <b>no</b> impact is likely as a result of development in this location.</p>



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

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



## Employment Land Options – Outside of the Derby Urban Area

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

### Local Plan Approaches:

#### Non DUA Employment Option 1: No additional provision

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

#### Non DUA Employment Option 2: Increased provision

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

### Summary of initial appraisal work:

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



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



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



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



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



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

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



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

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

### Local Plan Approaches:

#### Non-DUA Transport Option 1: Minimum Intervention

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

#### Non-DUA Transport Option 2: Demand Management

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

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

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

#### Non-DUA Transport Option 4: Highway Based Improvements

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

#### Non-DUA Transport Option 5: A Hybrid Approach

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

### Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5
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	<b>X</b>	✓	<b>X</b>	<b>X</b>	<b>X</b>
	Minimum intervention will lead to gradually increasing traffic volumes which could lead to conflict with protected or BAP priority species. However impacts are considered <b>neutral</b> to <b>slightly negative</b>	Demand management could help reduce traffic volumes and hence conflicts between traffic and protected species or BAP priority species. Impacts are considered <b>positive</b> and of <b>minor</b> significance.	Measures to increase public transport and walking and cycling routes could lead to the loss of some greenfield land to accommodate new cycling paths, park and ride facilities etc. Impacts are considered <b>negative</b> and of <b>minor</b> significance although long term impacts could be significantly reduced with appropriate mitigation.	The provision of new road is likely to lead to the loss of greenfield land and could have a notable impact on protected species or habitats. Impacts are considered of <b>moderate</b> significance and <b>negative</b> .	A combination of demand management, increased public transport provision and the delivery of new road infrastructure could lead to the loss of existing biodiversity species and habitats, especially where new roads or public transport infrastructure is delivered through the plan period. Impacts are likely to be <b>negative</b> and of <b>moderate</b> significance.
to provide decent and affordable homes that meet local needs	--	--	--	--	--
	No Impacts Identified	No Impacts Identified	No Impacts Identified	No Impacts Identified	No Impacts Identified
to improve the health and well-being of the population	<b>X</b>	✓	✓✓	<b>XX</b>	✓
	Increased congestion and higher traffic volumes could discourage walking and cycling and increase air pollution, which affects walkers and cyclists. Impacts are considered <b>neutral</b> or slightly <b>negative</b> , with worsening situation over the plan period.	Demand management could reduce car use and provide incentives to encouraging cycling and walking. Impacts are considered <b>neutral</b> to <b>slightly positive</b> over the plan period	Additional walking and cycling path provision and new greenways provision could help encourage a modal shift away from car use towards walking and cycling. Impacts are considered <b>positive</b> of minor to <b>moderate</b> significance.	Highways based improvements could reduce opportunities to improving access via cycling and walking and could increase traffic volume which may deter many from cycling and walking. Impacts are considered <b>negative</b> of <b>moderate</b> or <b>major</b> significance.	A combination of demand management, increased public transport provision and the delivery of new road infrastructure could encourage greater walking and cycling, although benefits could be offset by significant road building where this deters residents from using on street footpath or cycle path provision. Overall impacts were considered likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance depending on the balance struck between the three different measures.



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



to diversify and strengthen local urban and rural economies and create high quality employment opportunities	<b>X</b>	<b>?</b>	✓	✓✓	✓
	Minimum intervention could increase traffic volumes, or provide little opportunity to upgrade the local transport network and could frustrate economic investment and growth within the district. Impacts are considered <b>negative</b> of <b>minor</b> to <b>moderate</b> impact and <b>long term</b> (duration of the Plan period).	Demand management measures could reduce traffic volumes and congestion and encourage modal shift away from cars. However measures themselves could deter businesses due to costs or perceived restrictions in car use. Impacts are considered <b>uncertain</b> .	Provision of new non-car infrastructure, could help reduce congestion on the existing highways network. Impacts are considered <b>positive</b> , of <b>minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	Improvements to the existing local road network and new road provision could help reduce congestion by increasing the capacity of the road network. It could also improve access to the strategic road network for businesses and homes around Swadlincote if the Woodville Regeneration Route were bought forward. Impact considered <b>positive</b> of <b>moderate</b> to <b>major</b> significance.	New road infrastructure could improve access to the local and strategic road network, which could help attract new businesses to the District. Countered against this demand management may deter some investment in South Derbyshire if it increases costs or places constraints on car or commercial vehicle use. Overall impacts would be <b>positive</b> and of <b>moderate</b> significance.
to enhance the vitality and viability of existing town and village centres	<b>?</b>	<b>?</b>	✓	✓	✓
	Increased congestion could deter shoppers from using Swadlincote or larger villages. However, it could also encourage greater use of local facilities if congestion (and journey time) to other centres deteriorates. Impacts are considered <b>uncertain</b> .	If this were a proposal demand management measures such as parking charges, restrictions in parking spaces etc. could discourage people from travelling to Swadlincote or the villages. Reduced congestion could however reduce travel times for car and public transport and improve access to centres. Impacts are considered <b>uncertain</b> .	Measures to increase alternatives to car use could improve access to all to village centres and Swadlincote town centre. Impacts are considered <b>positive</b> , and of <b>minor</b> to <b>moderate</b> impact.	Improvements to the road network and other highways improvements could encourage increased travel to Swadlincote and the villages. However there was some concern that it may also encourage people to travel further a field to stronger shopping venues Impacts are considered generally <b>positive</b> , of <b>minor</b> to <b>moderate</b> significance.	Measures to improve access via public transport or improvements to the road network could have a beneficial effect against this objective. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times etc. Overall however impacts are likely to be <b>positive</b> and of <b>minor</b> significance.
to improve the quality of new development and the existing built environment	--	✓	✓	--	✓
	<b>No significant impacts identified</b>	Demand management could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered <b>positive</b> and of <b>minor</b> significance.	Increasing non-car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered <b>positive</b> and of <b>minor</b> significance.	<b>No significant impacts identified</b>	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of car parking in new development. Impacts are considered <b>positive</b> and of <b>minor</b> significance
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--	--
	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>
to promote sustainable forms of construction and sustainable use of natural resources	<b>X</b>	--	✓	<b>XX</b>	<b>X</b>
	Minimum intervention could result in increasing traffic volumes and hence congestion over the plan period. This could in turn lead to the inefficient use of fuel. Impacts are considered of <b>minor</b> significance but would <b>worsen</b> over the plan period.	Demand management measure could help offset broader increases in traffic volumes over the plan period. Impacts are considered to be broadly <b>neutral</b> .	Increasing use of public transport, walking and cycling in Swadlincote and the villages could contribute towards reduced transport based GHG emissions. Impacts are considered <b>positive</b> of <b>minor</b> to <b>moderate</b> impact	Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. Impacts are considered of <b>moderate</b> to <b>major</b> significance, <b>negative</b> and likely to worsen over the plan period.	Additional highways based improvements could foster further inefficient car based travel, which could increase, transport based GHG emissions in the District. However coupled with demand management and public transport improvements impacts could be significantly reduced. Overall this option is considered to have a <b>minor negative</b> effect against this SA objective.
to reduce water, light, air and noise pollution	<b>XX</b>	--	✓	<b>XX</b>	<b>X</b>
	Minimum intervention could lead to increased traffic volume and congestion. This is likely to increase noise and air quality impacts on many routes. Impacts are considered <b>negative</b> of <b>moderate</b> to <b>major</b> significance and likely to <b>worsen</b> over the plan period.	Demand management could help offset further increases in car travel or reduce the rate of transport growth and could help ensure that noise and air quality impacts remain around current levels. Impacts are considered <b>neutral</b> .	A more proactive approach to reducing car use could help reduce overall car based trips and improve access to and use of cleaner and more efficient transport modes which could help reduce noise and air pollution. Impacts are considered <b>positive</b> of <b>minor</b> to <b>moderate</b> magnitude.	Highways improvements could lead to increased pollution during construction and operation (although impacts could be largely mitigated through design). It could also increase traffic demands on existing roads. Impacts are considered <b>negative</b> of <b>moderate</b> to <b>major</b> significance.	Highways improvements could lead to increased pollution during construction and operation in respect of water, light, noise and air quality. However effects could be reduced if improvements were bought forward in combination with demand management measures and improvements to public transport provision. Impacts would be <b>negative</b> and of <b>minor</b> to <b>moderate</b> significance.



to minimise the irreversible loss of undeveloped (greenfield) land	--	--	<b>X</b>	<b>XX</b>	<b>X</b>
	No significant impacts identified.	No significant impacts identified.	Measures to increase non-car transport provision could include the formalisation of existing greenway routes. As such this option could lead to some loss of greenfield sites although the extent of losses is uncertain. Overall impacts are likely to be <b>negative</b> and of <b>minor</b> significance.	New road construction could lead to the loss of greenfield sites. Impacts are considered <b>negative, permanent</b> and of <b>moderate to major</b> significance.	New road construction, together with the delivery of new public transport infrastructure such as greenways or cycle paths could lead to the loss of greenfield sites although the extent of losses would be based on the scale of new road construction. Losses could be reduced by demand management measures. Impacts are considered <b>negative permanent</b> and of <b>moderate</b> significance
to manage and reduce flood risk and surface water run-off	--	--	<b>X</b>	<b>X</b>	<b>X</b>
	No significant impacts identified.	No significant impacts identified.	The provision of some public transport infrastructure would increase impermeable hard surfaces or create the need for culverts over existing watercourses for walking and or cycling routes. As such this option could alter surface water drainage locally. Impacts would be <b>negative</b> and of <b>minor</b> significance.	Highways improvements including the construction of new roads could increase impermeable hard surfaces, need for culverts or alter local landform etc which may alter flood risk locally. Although impacts could be mitigated through careful design. Impacts are considered <b>negative</b> of <b>minor</b> significance.	Highways improvements including the construction of new roads, together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. This in turn may alter flood risk locally although effects could be mitigated through careful design. Impacts are considered negative and of minor to moderate significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	<b>XX</b>	✓	✓✓	<b>XX</b>	<b>X</b>
	Minimum intervention would do little to reduce transport-based emissions in the District (which are amongst the highest in England per resident) and could increase emissions if car usage and congestion increases. Impacts are considered <b>negative</b> , of <b>moderate</b> to <b>major</b> significance and <b>long term</b> .	Demand management could help reduce travel demand and facilitate a modal shift away from car use. Impacts are considered <b>positive</b> and <b>moderate</b> significance	Measures to increase alternatives to the car could reduce reliance on car-based transport and increase opportunities for walking cycling and public transport provision. Impacts are considered <b>positive</b> , and of <b>moderate</b> to <b>major</b> significance.	Highways based improvements could encourage car usage in the District and would lead to increase transport based carbon emissions. Impacts are considered <b>negative</b> and of <b>moderate</b> or <b>major</b> significance.	Highways based improvements could encourage continued car usage in the District and would lead to increase transport based carbon emissions. However set against this demand management and improved public and non-vehicular transport options could reduce overall car reliance. Impacts are likely to be <b>negative</b> and of <b>moderate</b> significance.
to protect and enhance architectural and archeological heritage of the district.	--	--	<b>?</b>	<b>?</b>	<b>?</b>
	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on conservation areas or other architectural or historical sites of interest. Impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered <b>uncertain</b>	New road provision or highways improvements in Swadlincote and the villages could have a negative impact on conservation areas or listed buildings, although such impacts would be dependent on the location, scale and nature of the scheme. Impacts are considered <b>uncertain</b>	New road and public transport infrastructure provision or highways improvements within Swadlincote or the villages could have a negative impact on conservation areas or listed buildings, although such an impact would be dependent on the location, scale and nature of the scheme. Impacts are considered <b>uncertain</b>
to protect and enhance the cultural heritage and facilities of the District for enjoyment and educational purposes	--	--	<b>?</b>	<b>?</b>	<b>?</b>
	No significant impacts identified.	No significant impacts identified.	The development of new facilities such as new greenways or the reinstatement of existing rail routes could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are considered <b>uncertain</b> .	New road provision or highways improvements outside the PUA could have a negative impact on the Districts cultural assets, however it could also have a positive impacts were traffic is diverted away from historic assets. Impacts are considered <b>uncertain</b> .	The development of new public transport infrastructure and/or the improvement of existing, or creation of new roads could have an impact on the Districts cultural assets such as historic parks and gardens and historic buildings. Impacts are <b>uncertain</b> and would be largely dependent on the location of works.
to conserve and enhance the District's landscape and townscape character	<b>X</b>	✓	✓	<b>XX</b>	<b>XX</b>
	Increased congestion could have a sustained impact on townscape character of many of the Districts towns and villages. Impacts are considered <b>negative</b> of <b>minor</b> significance. Impacts were considered to worsen over the plan period.	Demand Management could help reduce the need for new highways provision and could reduce congestion in many of the towns and villages in the district. Impacts are considered <b>minor</b> and <b>positive</b> .	Measures to increase alternatives to car use could reduce congestion in the district and have a positive impact on townscape. Impacts are considered <b>positive</b> and of <b>minor</b> magnitude.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Impacts are considered <b>negative</b> , of <b>minor</b> to <b>major</b> significance depending on the scale of proposals and their detailed design.	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure could also have a negative impact on local landscape (as such sites are likely to be on greenfield locations on the edge of the City). Overall Impacts are likely to be <b>negative</b> and of <b>minor</b> to <b>major</b> significance

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



# Regeneration in Swadlincote and Woodville

Issue 12 – Options for Regeneration in Swadlincote and Woodville

## Local Plan Approaches:

**Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration**

**Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment**

**Swadlincote and Woodville Regeneration Option 2: Housing Led Redevelopment**

## Commentary

See main report

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



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



To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓  The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Impacts are <b>positive</b> and <b>long term</b> . The magnitude of impacts is <b>uncertain</b> and is likely to be based on the proposed location of future sites	✓  The provision of new employment land will increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. Mixed use developments could also improve access for future and existing communities to other local services. Impacts are considered <b>positive</b> and <b>long term</b> . The magnitude of impacts is <b>uncertain</b> but would be enhance where housing growth is supported by significant employment development on site.	?  Housing led development would be well related to Woodville local centre and Swadlincote Town Centre, and remaining employment sites in Woodville. Impacts would be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling).	✓  New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered <b>positive, minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓  New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered <b>positive, minor</b> to <b>moderate</b> magnitude and <b>long term</b> .	✓  New infrastructure would be required to support the reuse of the site (including Green infrastructure, a new road and potentially new gas, electric and telecoms infrastructure), Impacts are considered <b>positive, minor</b> to <b>moderate</b> magnitude and <b>long term</b> .
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	✓✓  Employment led regeneration of the Woodville regeneration area (which is already an (albeit rundown) established employment area will help secure the future of existing sites and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the Swadlincote area. Impacts are <b>positive</b> , of <b>moderate</b> to <b>major</b> magnitude and <b>permanent</b> .	✓  Mixed use development of the site could contribute towards economic growth (although depending on the final detail of any scheme there may be potential for the loss of existing employment areas to other uses). Impacts are considered to be <b>positive</b> but of an uncertain <b>magnitude</b> .	X  Housing led development may provide a shop term boost to the local economy during construction, although in the longer term is unlikely to make any notable contribution and could even affect existing neighbouring businesses within the site where conflicts between existing businesses arise. Impacts are potentially <b>negative</b> and of <b>minor</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓✓  Redevelopment of the Woodville Regeneration areas will improve existing employment sites and opportunity on the site and would provide additional employment land provision helping to strengthen the local employment market. Impacts are considered <b>positive</b> , of <b>moderate</b> to <b>major</b> magnitude and <b>permanent</b> .	✓  The redevelopment of the Woodville Regeneration are to mixed used could help improve existing employment areas (and attractiveness to new businesses) and present opportunities for further employment land provision. The exact extent of such provision is uncertain and hence is considered to give rise to a <b>positive</b> impact of <b>uncertain</b> magnitude. Impacts would be <b>permanent</b> .	?  Housing led development may offer limited opportunities for further employment land provision, although this is <b>uncertain</b> .



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



to reduce water, light, air and noise pollution	✓	✓	?
	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered <b>minor</b> and <b>positive</b> although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are <b>uncertain</b> .	New development could offer opportunities to improve air, noise and water pollution and drainage locally but could lead to increased light pollution. Impacts are considered <b>minor</b> and <b>positive</b> although clearly the exact nature of impacts would be based on the detailed design of any proposals. As such the exact magnitude of impacts are <b>uncertain</b> .	Housing led development could offer opportunities to improve air, noise and water pollution and drainage locally but, could create conflicts between existing employment sites around the regeneration area and potential residential areas on site. This could lead to increased incidents of noise, light and air quality complaints. Impacts are uncertain and would be influenced by site design.
to minimise the irreversible loss of undeveloped (greenfield) land	✓✓	✓✓	✓✓
	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other green field land available for employment development. Impacts are <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.	The reuse of land in the Woodville regeneration area for mixed use development could reduce the need for agricultural or other green field land available for employment, housing or other forms of development. Impacts are <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.	The reuse of land in the Woodville regeneration area for housing led development could reduce the need for agricultural or other green field land for housing or other forms of development. Impacts are <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.
to manage and reduce flood risk and surface water run-off	✓	✓	✓
	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered <b>positive</b> . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered <b>positive</b> . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.	There are known flooding issues within the Woodville Regeneration areas and the regeneration of the site could allow existing surface water drainage to be significantly improved. In this location this options would allow the positive management of floodrisk. As such impacts are considered <b>positive</b> . However, the magnitude of impacts would be dependent on how regeneration of the site is implemented.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--
	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, <b>no impact</b> identified.	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, <b>no impact</b> identified.	The specific location of new mixed use provision within this site is not likely to have a significant impact on additional GHG emissions unless the site performs poorly in terms of access to public transport walking and cycling or growth is displaced a significant distance from existing communities, <b>no impact</b> identified.



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

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



## Themed Options – Design Excellence

### Issue 14 – Design Excellence

#### Local Plan Approaches:

#### Design Excellence Option 1: Buildings For Life

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

#### Summary of initial appraisal work:

See Commentary at end of this Schedule.

SA Objective	Business as Usual	Option 1
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	✓	✓✓
	Existing national planning policy requires biodiversity gain be sought within new developments. As such even without a building for life approach wider policy could ensure developments have some <b>minor positive</b> impacts in respect of protected designated sites, BAP habitats and protected species.	Criteria 10 of Buildings for Life 12, (BfL12) encourage the enhancement of biodiversity on site. It is considered that this provision could help protect losses of species and habitats and could <b>in combination</b> with other biodiversity measures (such as provision of Green Infrastructure) provide biodiversity gain in new development. Impacts are positive and of <b>moderate</b> to <b>major</b> significance.
to provide decent and affordable homes that meet local needs	?	?
	By not requiring better designed developments the council could help keep developer costs lower and this may enable developers to be able to offer a greater proportion of affordable homes on site. However, it is uncertain whether better design would necessarily have a financial cost and as such the impact of this approach is <b>uncertain</b> .	Criteria 4 of BfL12 encourages a mix of tenures be secured throughout new developments. However, securing buildings for life will come with a financial cost which may impact on the viability of some developments and hence the delivery of affordable housing. An uncertain effect has been identified.



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



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



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



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



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

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



# Energy Efficiency and Sustainable Construction

Issue 14 –Energy Efficiency and Sustainable Construction Options

## Local Plan Approaches:

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

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

### Low Carbon Option 2: Set Targets

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

### Low Carbon Option 3: Higher Targets on Specific Sites

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

## Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--	--
	No significant impact Identified	No significant impact Identified	No significant impact Identified
to provide decent and affordable homes that meet local needs	--	X	X
	No significant impact Identified	Would increase the initial cost of new housing. Impacts are likely to be <b>negative</b> , but of <b>uncertain</b> magnitude.	Would increase the initial cost of new housing on some sites. Impacts are likely to be <b>negative</b> , but of <b>uncertain</b> magnitude.



to improve the health and well-being of the population	✓	✓✓	✓✓
	Could help support affordable warmth by reducing energy usage and costs in new homes compared to historic housing stock as a result of changes to building regulations in 2006, 2010 and 2013.	Increased housing standards could improve affordable warmth by reducing energy needs and costs in new homes. Impacts would be <b>positive</b> of <b>moderate</b> to <b>major</b> significance	Increased housing standards could improve affordable warmth across a limited number of sites by reducing energy needs and costs in new homes. Impacts would be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	✓	✓	✓
	Improved efficiency standards delivered through building regulations should reduce energy and water usage and hence costs in new homes. Impacts would be <b>positive</b> and of <b>minor</b> significance	This option could improve the quality sustainability of new homes and although given the limited scope to improve standards (ie access, water efficiency etc) effects would be limited. Impacts would be <b>positive</b> and of <b>moderate</b> significance	This option could improve the quality sustainability of new homes and although given the limited scope to improve standards (ie access, water efficiency etc) effects would be limited. Impacts would be <b>positive</b> and of <b>moderate</b> significance



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	?	X	X
	Relying on building regulations changes could allow developers to deliver housing stock which is more energy efficient than existing homes	Could reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is <b>uncertain</b> .	Could reduce contributions for other facilities and infrastructure, impacts would be negative although the significance/magnitude of this impact is <b>uncertain</b> .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified



to enhance the vitality and viability of existing town and village centres	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
to improve the quality of new development and the existing built environment	✓	?	?
	This option would set a floor for minimum quality standards (as prescribed in Building Regulations) for new homes including in respect of energy efficiency, access, water efficiency and storage.	Seeking higher standards set out in Building regulations could improve the urban design but could frustrate the delivery of other design elements. Impacts are <b>uncertain</b> .	Seeking higher standards could improve the urban design but could frustrate the delivery of other design elements. Impacts are <b>uncertain</b> .
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant impact identified	No significant impact identified	No significant impact identified
to promote sustainable forms of construction and sustainable use of natural resources	✓	✓✓	✓✓
	Relying on building regulations will lead to a long term improvement in the sustainability of new homes. Impact are likely to be <b>positive</b> and of <b>moderate</b> significance over the plan period.	Sustainable construction to meet higher category standards (for example in respect of in Building Regulations) could help improve the usability, durability and efficiency of new homes. Impacts will be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.	Sustainable construction will help improve the usability, durability and efficiency of new homes on specific sites. Impacts will be <b>positive</b> and of <b>moderate</b> to <b>major</b> significance.



to reduce water, light, air and noise pollution	✓	✓	✓
	Existing tightening of water usage standards in new homes and SUDS legislation could help reduce levels of water pollution. No other climate related impacts identified. Impacts would be <b>positive</b> and of <b>moderate</b> significance over the plan period	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.
to minimise the irreversible loss of undeveloped (greenfield) land	?	?	?
	Existing housing standards allows for high-density developments. However it is unclear whether building regulation changes would lead to a reduction in density of developments due to technical issues. Impact is considered <b>uncertain</b>	Sustainable construction could lead to a reduction in development density if higher requirements such as Category 2 or 3 access standards increase land take. Impact is <b>uncertain</b> as design solutions to allow high density development may be available.	Sustainable construction could lead to a reduction in development density if higher requirements such as Category 2 or 3 access standards increase land take. Impact are <b>uncertain</b> as design solutions to allow high density development may be available.
To reduce and manage flood risk and surface water runoff	✓	✓	✓
	The introduction of SUDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be <b>positive</b> and of <b>moderate</b> significance.	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✓✓	✓✓	✓✓
	Adoption of energy efficient design and sustainable construction in line with current building regulations will significantly reduce GHG emissions from new homes compared to existing stock. Impacts would be <b>positive</b> and <b>moderate to major</b> significance	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.



To protect and enhance the cultural, architectural and archeological heritage of the District	?	?	?
	It is unclear whether increased standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are <b>uncertain</b>	It is unclear whether increased standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are <b>uncertain</b>	It is unclear whether increased standards required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are <b>uncertain</b>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	--	--	--
	<b>No significant impact identified</b>	<b>No significant impact identified</b>	<b>No significant impact identified</b>
to conserve and enhance the District's landscape and townscape character	X	X	X
	Increased sustainability requirements for new buildings could alter local townscape character. Impacts are likely to be <b>negative</b> and of <b>minor</b> to <b>moderate</b> significance	This option would be expected to perform as option 1.	This option would be expected to perform as option 1.

Reviewed **17 February 2010** by IB, RG, KE, RC, NS. Typed up 19 February 2010, Amended 21 May 2013, 31 July 2013, January 2016.



## Water and Flood Risk

Issue 16 – Water and Flood Risk

Local Plan Approaches:

**Flood Risk Option 1: No Development in the Flood Plain**

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

**Summary of initial appraisal work:**

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



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



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



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



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



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

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



## Water Supply

Issue 17 – Water Supply

**Local Plan Approaches:**

**Water Supply Option 1: Maintain Current Building Regulations Standards**

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

**Summary of initial appraisal work:**

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



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



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	--
	No significant impacts identified	No significant impacts identified
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓	✓
	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be <b>minor</b> and <b>temporary</b> as new treatment works capacity would still be required due to the number of new homes proposed.	Reduction in water usage could help reduce waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. Impacts are considered to be <b>minor</b> to <b>moderate</b> in magnitude and <b>temporary</b> as new treatment works capacity is still likely to be required due to the number of new homes proposed.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impacts identified	No significant impacts identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impacts identified	No significant impacts identified



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



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



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

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



## Surface Water

Issue 18 – Waste and Surface Water

### Local Plan Approaches:

#### Surface Water Option 1: Business as Usual

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

#### Surface Water Option 2: Higher Standards:

Specification of high environmental standards relating to surface water management

### Summary of initial appraisal work:

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



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



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	X
	No significant impact identified	The costs of developing more complex systems for SUDs and their long term management could reduce contributions towards open space, other green infrastructure (although SUDS schemes could form part of such provision), schools and health facilities design of schemes could also add barriers to access on a site basis. Impact is considered. Impacts are <b>negative</b> and of <b>minor</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓✓	✓✓
	Use of SUDs in accordance with national requirements could reduce wastewater flows to treatment works as water could in many cases be treated or stored on site and released directly in to local watercourses or the ground. Impacts are considered to be of <b>moderate</b> to <b>major significance</b> and <b>positive</b>	Use of SUDS which mimic natural drainage patterns could reduce wastewater flows to treatment works as water could in many cases be treated or stored by on site and releases directly in to local watercourses. Impacts are considered to be of <b>moderate</b> to <b>major significance</b> and <b>positive</b>
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impact identified	No significant impact identified



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



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



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

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



# Affordable Housing

## Issue 19 – Affordable Housing

### Local Plan Approaches:

#### Affordable Housing Option 1: Lower Threshold

- Increase provision of affordable dwellings by setting a lower threshold

#### Affordable Housing Option 2: Increased Requirement

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

#### Affordable Housing Option 3: Allocate Sites

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

### Summary of initial appraisal work:

SA Objective	Business As Usual	Option 1	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--	--	--
	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified	No Significant Impacts Identified
to provide decent and affordable homes that meet local needs	✓	✓✓	✓✓	✓✓
	Major applications deliver some affordable housing and have historically made limited contributions towards affordable housing provision. Contributions have typically been secured on site of more than 15 dwellings and contributions negotiated on a case by case basis. Contributions make a limited contribution to affordable housing supply. Impacts are <b>positive</b> and of <b>minor</b> significance.	By lowering the threshold at which affordable homes will be required it increased provision could be secured. Impacts would be <b>positive</b> and of <b>major</b> significance.	By increasing the proportion of new homes, which must be affordable greater numbers of affordable homes, can be secured within proposed development sites. Impacts would be <b>positive</b> and of <b>major</b> significance	Allocating sites for solely for affordable homes would allow homes to be provided where there is an identified local need where they would not ordinarily be permitted. Impacts would be of <b>moderate</b> to <b>major</b> significance and <b>positive</b> .



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



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



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



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



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

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



## Housing Densities, Mix and ‘Town Cramming’

Issue 20 – Housing Densities, Mix and ‘Town Cramming’

### Local Plan Approaches:

#### Housing Density and Mix Option 1: Standard Minimum Density

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

#### Housing Density and Mix Option 2: Area Based Approach

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

### Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--
	No significant impact identified	No significant impact identified
to provide decent and affordable homes that meet local needs	--	✓
	No significant impact identified	The application of locally derived housing requirements which require development to have regard to evidence set out in the Strategic Housing Market Assessment in respect of type and mix could help to provide more locally appropriate housing types. Impacts are considered to be <b>positive</b> and of <b>moderate</b> significance.



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



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	?
	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are <b>uncertain</b> .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	?
	No significant impact identified	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel although this would dependent on the scale of growth, and the overall density of new developments. Impacts are <b>uncertain</b> .
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	No significant impact identified	No significant impact identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	No significant impact identified	No significant impact identified



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



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



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

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



## Special Areas of Housing Need

Issue 21 – Special Areas of Housing Need

### Local Plan Approaches:

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

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

#### Lifetime Homes Option 2: Set Targets

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

#### Lifetime Homes Option 3: Higher Targets on Specific Sites

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

### Summary of initial appraisal work:

SA Objective	Option 1	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.



to provide decent and affordable homes that meet local needs	?	✓✓	✓✓
	Relying on building regulations will deliver some of elements of improved access under Part M, although these would allow for disable visitors to access properties rather than improve accessibility for house purchases. However there remains potential for further changes in building regulations over the Plan period. Impacts are <b>uncertain</b> .	Setting higher targets for example Category 2 or 3 requirements under Part M in respect of accessibility would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of <b>major</b> significance and <b>positive</b> .	Setting targets across specific sites would improve the quality of homes and their ability to meet the needs of the local community. Impacts would be of <b>moderate</b> to <b>major</b> significance and <b>positive</b> .
to improve the health and well-being of the population	?	✓✓	✓✓
	Building regulations could overtime make new homes more adaptable to changing needs, although it is unclear if or when such changes could occur. Impacts are <b>uncertain</b> .	Setting targets in respect of category 2 or 3 of Part M of the Building Regulations would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life. Impacts would be of <b>major</b> significance and <b>positive</b> .	Setting targets (through category 2 or 3 requirements in Part M on some sites or across a broad area of the District) would improve the quality and versatility of new homes and their ability to meet the needs of the local community at all stages of their life. Impacts would be of <b>moderate</b> to <b>major</b> significance and <b>positive</b> .
to improve community safety and reduce crime and fear of crime	?	✓	✓
	It is unclear whether changes to building regulations in the future could have a demonstrable impact against this objective. Impacts are <b>uncertain</b> .	Improved access standards could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be <b>minor</b> to <b>moderate</b> significance and <b>positive</b> .	Improved access standards on specific sites could improve community safety (i.e. though need for illumination, or in provision of safe access to properties which are wheel chair friendly). Impacts would be <b>minor</b> to <b>moderate</b> significance and <b>positive</b> .
to improve educational achievement and improve the District's skills base	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.



to promote social inclusion and reduce inequalities associated with deprivation across the District	?	✓	✓
	It is <b>uncertain</b> whether changes to building regulation could reduce inequalities associated with housing deprivation.	Requirement of higher standards against Part M of the Building Regulations could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of <b>minor</b> significance and <b>positive</b> .	Requirement of higher standards against Part M of the Building Regulations could help facilitate social inclusion and reduce deprivation associated with poor quality housing. Impacts would be of <b>minor</b> significance and <b>positive</b> .
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.	✓	X	X
	Less onerous design standards associated with standard building regulation requirements could improve site viability and could in some cases allow developers to provide better quality community facilities, open space and sports provision on new sites. Impacts would be <b>minor</b> and <b>positive</b>	Requiring higher standards could increase the cost of developments for example category 2 improvement costs would be around around £520 for a 3 bed semi detached property) Increased costs could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc). Impacts are considered to be <b>minor</b> and <b>negative</b>	Requiring higher standards could increase the cost of developments for example category 2 improvement costs would be around around £520 for a 3 bed semi detached property) Increased costs could jeopardise the delivery of local facilities and services associated with development (i.e. open space community centres etc). Impacts are considered to be <b>minor</b> and <b>negative</b>
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.



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



to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to reduce water, light, air and noise pollution	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--
	Rely on Standard Requirements in Part M may allow for development at slightly higher densities. However the Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. <b>No impact identified.</b>	Higher standards in respect of Part M could lead to lower density development although this remains <b>uncertain</b> . The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. <b>No impact identified.</b>	Higher standards in respect of Part M could lead to lower density development although this remains <b>uncertain</b> . The Authority has based its site allocations on an average of 30 homes per hectare which it considers is deliverable even where lifetime homes standards are required. <b>No impact identified.</b>
To reduce and manage flood risk and surface water runoff	--	--	--
	No significant impacts identified.	No significant impacts identified.	No significant impacts identified.



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

Reviewed 4 February 2010 by IB, RG, KE, RC, NS. Typed up 4 February 2010, Updated May 28 2013, August 12 2013, 20 January 2015



## Town Centres and Retailing

Issue 22 – Town Centres and Retailing

### Local Plan Approaches:

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

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

#### Town Centres Option 2: Mixed Use Approach

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

### Summary of initial appraisal work:

SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	--	--
	No significant impacts identified	No significant impacts identified
to provide decent and affordable homes that meet local needs	--	--
	No significant impacts identified	No significant impacts identified



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



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	--
	No significant impacts identified	No significant impacts identified
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--
	No significant impacts identified	No significant impacts identified
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	?	✓
	Onerous planning restrictions to control non A1 uses in the core retail area could stifle economic investment which could undermine the growth of the Districts main town and village centres. However in the longer term it could also ensure that a viable retail core is protected. Impacts are considered <b>uncertain</b> .	A more relaxed retail policy approach could accommodate alternative retail or leisure uses and could help strengthen local retail offer generally, and reduce leakage of retail and leisure spend in to surrounding districts/towns. Impacts are considered <b>moderate</b> significance and <b>positive</b> .
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	?	✓
	A policy to protect key (core) retail areas could strengthen local A1 retail, however it could also lead to a loss of shops which may not be replaced by alternative employment generating uses. Impacts are <b>uncertain</b> .	This policy would allow for a more flexible approach in accommodating retail units in town and village centres. Impacts are considered <b>minor</b> and <b>positive</b> .



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



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



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

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



# Infrastructure

Issue 23 –Infrastructure

## Local Plan Approaches:

### Infrastructure Option 1 (General): Wider Developer Contributions

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

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

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

### Infrastructure Option 3: Introduce Levy

- Introduce a community Infrastructure Levy (CIL)

### Infrastructure Option 4: Introduce Levy and S106

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

## Summary of initial appraisal work:

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



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



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



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



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



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

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



## Themed Options – Greenbelt

Issue 24– Green Belt

### Local Plan Approaches:

#### Green Belt Option 1: Reduced Green Belts or Wedges

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

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

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

### Summary of initial appraisal work:

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



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



To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	<b>X</b>	✓
	The deletion of greenbelt areas or green wedges could lead to the loss public open space and could reduce access to green areas within and close to the edge of Derby City. Impacts would be <b>negative</b> and of slight or <b>minor to moderate</b> significance.	The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. Impacts would be <b>positive</b> and of <b>minor to moderate</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓✓	<b>XX</b>
	The deletion of green belt could lead to a more dispersed pattern of development around Derby City and Swadlincote and could reduce effect on local infrastructure. Impacts are likely to be <b>positive</b> and of <b>moderate to major</b> significance.	The retention of green belt could lead to a more concentrated development targeted at specific locations around Derby and Swadlincote and could increase impacts on local infrastructure where growth takes place. Impacts are likely to be <b>negative</b> and of <b>moderate to major</b> significance.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--
	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--
	<b>No significant impacts identified</b>	<b>No significant impacts identified</b>



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



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



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

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



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



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



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



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



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



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



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



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



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



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



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

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

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



**To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District**

Criteria	Scoring criteria	
Will it conserve and enhance internationally nationally important wildlife sites?	Development site is more than 1km from nearest statutory Wildlife Site or National Nature Reserve and not within the catchment of the River Mease SAC catchment	Green
	Development site within 1km of statutory site, National Nature Reserve or within the River Mease Catchment.	Yellow
	Development site is immediately adjacent to or contains a statutorily protected wildlife site or would be served by waste water treatment works in the Mease Catchment	Red
Criteria	Scoring criteria	
Will it conserve and enhance locally important (non-statutory wildlife sites)?	Development site is more than 300m from nearest non statutory wildlife site or Local Nature Reserve	Green
	Development site is located within 300m of a County Wildlife Site or Local Nature Reserve	Yellow
	Development site is immediately adjacent to, contains a local wildlife site or Local Nature Reserve	Red
Criteria	Scoring criteria	
Could development affect protected species or BAP priority species?	Development site is more than 100m from nearest historic protected species recordings or BAP species recordings	Green
	Development site is located within 100m of nearest protected species recordings or BAP species recordings	Yellow
	Historic evidence of protected species or BAP priority species within the site	Red
Criteria	Scoring criteria	
Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes document evidence	Green
	Unknown – explain uncertainty	Yellow
	No document evidence	Red
Criteria	Scoring criteria	
Will it protect sites of geological importance?	Development site would not affect any designated Regionally Important Geological Sites	Green
	Development site could lead to the partial loss of a Regionally Important Geological Sites but would not affect the overall integrity of the site	Yellow
	Development site could lead to the loss of a Regionally Important Geological Sites or would affect the integrity of the site	Red

**To provide decent and affordable homes that meet local needs**

Criteria	Scoring criteria	
Will it reduce the number of households waiting for accommodation?*	Development would make a significant contribution towards delivering affordable housing to meet local and district wide needs.	Green
	Development will make an uncertain contribution towards delivering affordable housing to meet local and district wide needs.	Yellow
	Development would make no contribution towards delivering affordable housing to meet local and district wide needs.	Red
Criteria	Scoring criteria	
Will it increase the range and affordability of housing for all social groups?*	Development will deliver a mix of housing types and tenures to meet locally identified needs	Green
	Development has potential to deliver a mix of housing types and tenures to meet locally identified needs	Yellow
	Development is unlikely to deliver a mix of housing types and tenures to meet local needs (state reason for poor performance where viable – viability, developer preference etc.)	Red
Criteria	Scoring criteria	
Will it improve the suitability of new homes for older and/disabled groups?*	Development will make a significant contribution towards meeting the needs of older or disabled groups (for example by including homes specifically to address the needs of these groups)	Green
	Development would make an uncertain contribution towards meeting the needs of older or disabled groups (No information held)	Yellow
	Development would make no contribution towards meeting the needs of older or disabled groups beyond minimum requirements in building regulations	Red



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

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

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

### To improve the health and wellbeing of the population

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

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

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

### To improve community safety and reduce crime and fear of crime

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

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



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

Criteria	Scoring criteria	
Will it improve educational achievement amongst young people?*	Development contribute to the delivery of new primary and secondary education provision in a timely fashion to meet the likely needs of new development as it arises	Green
	Development will deliver new primary of secondary education facilities, but could lead to existing facilities operating beyond their capacity in the early phases of growth.	Yellow
	Development will not, or cannot adequately address development needs in respect of primary and secondary education provision.	Red

Criteria	Scoring criteria	
Will it reduce the number of working age residents who have no or lower level qualifications?	Development could make a notable contribution towards reducing the number of people with no or lower level qualifications (Explain why this effect is assigned)	Green
	Development would have an uncertain effect (Explain why this effect is assigned)	Yellow
	Development would have no or negative effects against this objective. (Explain why this effect is assigned)	Red

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

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

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

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

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

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

Criteria	Scoring criteria	
Will it help minimise the impact of traffic congestion on the strategic and local road network?	Development provides opportunity to minimise congestion on the existing strategic and/or local proposed road network.	Green
	Development would have an uncertain effect in respect of congestion on the strategic and/or local road network	Yellow
	Development could lead to a worsening of existing congestion level on the strategic and/or local road network	Red

Criteria	Scoring criteria	
Will it increase the proportion of journeys using modes other than cars?	The site is located within 400m of an existing or proposed bus route with hourly or better service, and provides opportunity to connect to existing off road cycle routes.	Green
	The site is located within 800m of an existing or proposed bus route with hourly or better service, and/or provides opportunity to connect to existing off road cycle routes	Yellow
	The site is located in excess of 800m of an existing or proposed bus route with hourly or better service, and provides no opportunity to connect to existing or proposed off road cycle provision.	Red



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

In all case note expected superfast broadband rollout date based on Digital Derbyshire website: <http://www.digitalderbyshire.org.uk/>

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

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

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

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

### To diversify and strengthen local urban and rural economies

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

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

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

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



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

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

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

Criteria	Scoring criteria	
Will it improve the quality of new development?	Development will make a positive contribution towards improving the quality of the built environment in South Derbyshire (note how)	Green
	Development will have an uncertain effect on the quality of built development within the district (explain why uncertainty exists)	Yellow
	Development would make no, or have a negative impact on the quality of the built environment in South Derbyshire.	Red

Criteria	Scoring criteria	
Will it provide potential to use locally available natural resources and materials?	Development could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Green
	It is unclear whether site could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Yellow
	There is little or no potential for development to support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Red

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

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

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

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

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

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



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

Criteria	Scoring criteria	
Will it help ensure water resources are used efficiently?	Development will incorporate water efficiency measures to suppress water usage to 110l/p/d or less for domestic dwellings	Green
	It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations.	Yellow
	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.	Red

### To reduce water, light, air and noise pollution

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

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

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

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

### To minimise the irreversible loss of undeveloped greenfield land

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



### To reduce and manage flood risk and surface water runoff

Criteria	Scoring criteria	
Will it reduce the impacts of flood risk?	Development will help reduce flood risk either on or off site (note how)	Green
	Site will have no discernible positive or negative impact in respect of flood risk (note how)	Yellow
	Site will have a negative effect on flood risk either on or off site (note how)	Red

In all cases note flood zone and whether sequential test passed.

Criteria	Scoring criteria	
Will it reduce the unmitigated release of surface water run off?	Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site	Green
	Site includes an engineered drainage system that attenuates water on site and discharges it into watercourse or surface water drainage network at greenfield rates	Yellow
	Development discharges to the combined sewer network	Red

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

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

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

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

Criteria	Scoring criteria	
Will it protect and enhance the setting of historic, cultural, architectural and archaeological features in the district?	Development will protect cultural heritage features and their setting or deliver improvements to existing cultural and heritage features (explain why)	Green
	It is unclear whether development could give rise to significant cultural or heritage impacts. (List any possible effects possible and why uncertainty arises)	Yellow
	Development is likely to negatively affect existing cultural or heritage assets including HERS sites and/or listed buildings/Conservation Areas (explain why)	Red

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

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

### To conserve and enhance the districts landscape and townscape character

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



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

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

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



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

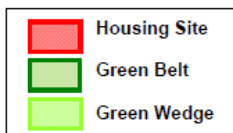
### Description:

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

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

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

### 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.	<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?	No	- Site is located within 300m of SD163 (Long Walk Wood) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	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 30% affordable housing, with the remainder market housing.	<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?	No	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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 are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver new or improve existing facilities located 800m away on Shardlow Road.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site (i.e. within 1200m). - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 400m of the village centre and within 800m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood. - Could connect to an existing PROW network in this area.	
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?		- Development will have uncertain effects in respect of the highways safety around the Chellaston Lane and Weston Road junction and the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - Unclear whether growth could be delivered before, or at the same time as new housing growth. - The nearest primary school is Aston on Trent Primary School, though the capacity details are currently unknown.	- Continue liaising with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. - There is an identified need for affordable housing in this area	- 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?		- The sites are located adjacent to the existing village, and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and Derby Road. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is an hourly bus service between Aston on Trent and Derby. However, there is no evening service.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. - 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?		- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. - It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2014	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 Aston and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help to sustain existing services within the village centre, located nearby.	- Ensure good connectivity to Aston village centre.
To improve the quality of 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.	- 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?		- 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.	- Include appropriate water efficiency and waste management policies in the 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. - Historic landfill on site. It is unclear whether this could have implications in respect of waste generation.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact 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 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 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>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</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, although part of the site has formerly been used for landfill although site has been restored and is greenfield</li> <li>- Land is partially classified as best and most versatile with around 50% of the site being Grade 2 and 50% being Grade 3B</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>- Sites are located outside of areas at fluvial flood risk and it is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test passed</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>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.</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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<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>- Development on the site to the south of Chellaston Lane could lead to the loss of intact ridge and furrow although no details on site layout and design have been submitted by site promoters.</li> <li>- No HERS sites are located within the site</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>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</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 lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.</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>	



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

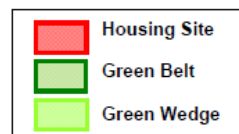
### Description:

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

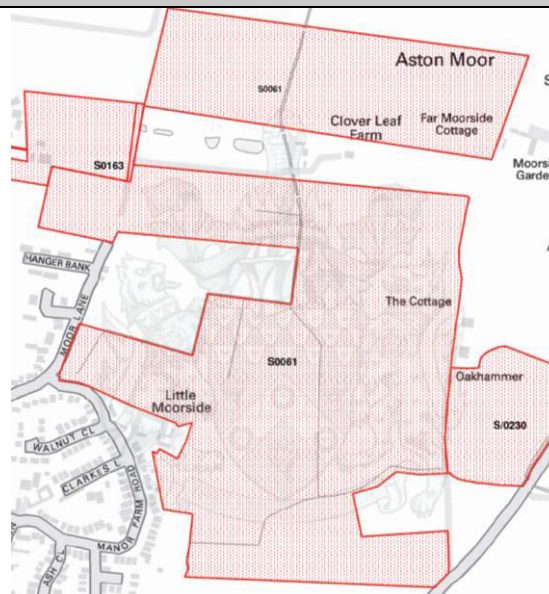
There are two further sites in the village capable of accommodating strategic growth, one located to the south of Chellaston Lane and the second located on the former Aston Hall Hospital.

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

### 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?	No	- SD167 (Brickyard Plantation) which is around 250m away from the site boundary of site S0061. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<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	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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 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 has potential to deliver new or improve existing facilities located 800m away on Shardlow Road.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities, which are located at Aston, and Shardlow. Facilities in Aston are part time only but would be accessible from this site. - Development could help fund improvements to local medical facilities located around 800m from the site	
	Will it promote healthy lifestyles?		- Site is located with 400 of village centre and sport pitch, and within 600m of both the village schools. The site is also well related to informal walking routes around the eastern edge of the village and the Trent and Mersey Canal beyond. - The site could connect to an existing PROW network in this area.	
To improve community 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.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety, around the Weston Road/Derby Road Junction. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There are proposals to deliver a new secondary school on the edge of Derby. - The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown. - It is unclear whether growth could be delivered before, or at the same time as new housing growth.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000. - There is an identified need for affordable housing in this area	- 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 sites are located adjacent to the existing village and will be located within 400m of Aston village centre. Bus stops are located close to the site (within 400m) on Derby Road. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision for the site is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is an hourly bus service between Aston on Trent and Derby. However there is no evening service.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision, and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity. - It is likely that the development of this site in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.	- 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 between Aston on Trent and Derby. However there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth, and development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband expected 2014	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it encourage economic diversification?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural Economies.	Will it improve average incomes in the District?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre, located nearby.	- Ensure good connectivity to Aston village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- 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 of and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site, during 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?		- 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.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced, through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required, by part G of the building regulations. - 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 have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the 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>- Development could lead to increased noise complaints, as a result of the proximity of sites to the airport, the Donington Park Race Circuit, Shardlow Quarry and the A50 trunk road.</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 Grade 3a across the site. This agricultural land is therefore classed as 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>- Sites are located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test passed as site within flood zone 1.</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>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms homes. Villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarkets and secondary school provision.</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 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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<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>- It is unclear whether there is potential for in ground archaeology in this area</li> <li>- No HERS records within the site</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>- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes.</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>- That existing hedgerows and tree belts on the site are preserved and will inform the site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area.</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 close to the village edge.</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 effects have been identified due to the lack of information held regarding potential site design and layout.</li> </ul>	



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

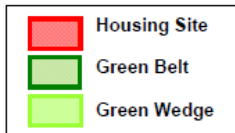
#### Description:

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

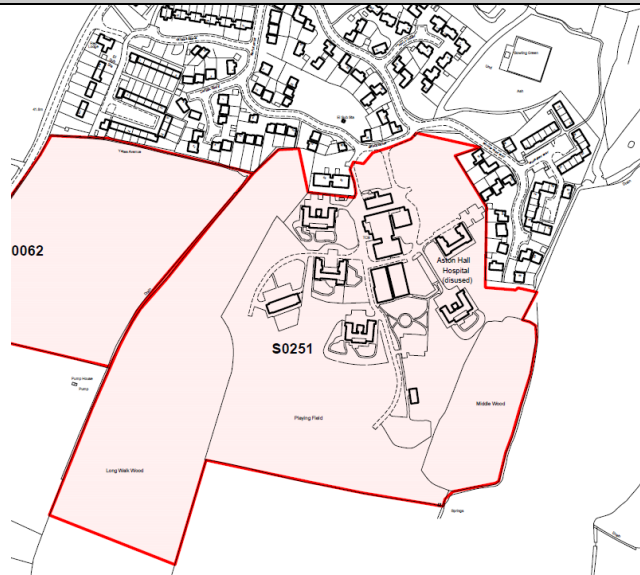
There are two further large sites in the village capable of accommodating strategic growth, one located to the east of Derby Road, and the second located to the south of Chellaston Lane.

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

#### Key



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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) 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?	No	- SD163 (Long Walk Wood) is located within the site area for the development. - No building works are proposed on site. Development on this part of the site would comprise of footpath improvements and management of the site.	
	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	- The developer has provided the council with a site master plan for this site, through pre-application submissions. This indicates that tree planting and new habitat creation would form part of the development proposals.	
	Will it protect sites of geological importance?	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 a significant number of homes including up to 30% affordable housing which could be used to place people identified as homeless within South Derbyshire.	<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	- 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	- The developer is proposing the development of a private care village. This could contribute towards meeting the wider needs of older residents in this area.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is derelict and previously developed, although there are no identified empty homes on this site.	
	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?		<ul style="list-style-type: none"> <li>- Development would deliver new informal open space and would open up a currently derelict site for use by the wider community. It would also improve existing PROW around the site (including in Middle Wood and Long Walk Wood) and would deliver additional sports and leisure provision (such as a gym), although it is not currently known whether this would be accessible to non-care home residents (albeit on a private basis).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to facilities in the villages and neighbouring wildlife sites.</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 Aston, and Shardlow. Facilities in Aston are part time only but would be easily accessible from this site. (within 800m)</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the village centre and within 1200m of both the village school and sports pitch/park. The site is also well related to informal walking routes around Long Walk Wood and would improve existing PROW in this area.</li> <li>- The site could connect to an existing PROW network in this area.</li> <li>- Development could significantly improve access to sports and leisure provision in the village (albeit on a private basis).</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 is frequently subject to vandalism, including fire setting. Redevelopment of the site could make a significant positive impact in reducing ASB in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The site is currently unsafe and as such, is not publically accessible. The site is subject to frequent trespassing and redevelopment could make the site safer for local communities.</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 Chellaston Academy, which is at capacity and cannot extend to accommodate growth. However, the scale of this site is unlikely to have a significant impact on this school.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- There are proposals to deliver a new secondary school on the edge of Derby.</li> <li>- The nearest primary school is Aston on Trent Primary School, although the capacity details are currently unknown.</li> <li>- The site is smaller than other strategic sites in the village and there would be less impact on local schools, especially if a notable part of the site is developed as a care village.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</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 would have no effect against this objective.</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 deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</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 well related to the existing village and will be located within 800m of Aston village centre. Bus stops are located close to the site (within 400m) on Weston Road and 800m on Derby Road.</li> <li>- There are some local facilities including; shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service.</li> <li>- Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth.</li> <li>- There is an hourly bus service between Aston on Trent and Derby. However there is no evening service.</li> <li>- New sports provision, shops and other leisure facilities would be developed as part of the care village, although it is not known whether these would be publicly accessible.</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 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>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</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 main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. It is unclear whether development of this site could help improve local road capacity.</li> <li>- It is likely that the development of this site, in combination with additional growth locally, would impact upon the A6 and the roundabout junction of the A6 and the B5010.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with strategic levels of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</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 Aston on Trent and Derby. However, there is no evening service.</li> <li>- The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor.</li> <li>- The provision of additional PROW, on and around the site could improve accessibility in and around the village.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is headroom at Shardlow WWTW to accommodate growth. Development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband expected in the village in 2014</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?		<ul style="list-style-type: none"> <li>- Development would support the construction industry and other businesses involved in marketing and selling new homes during site build out.</li> <li>- Post development, the site would create new employment associated with the care village aspect of the development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general rural diversification policy in the plan.</li> </ul>
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis.</li> <li>- In the longer term, development would support the creation of new, permanent employment for carers and other related jobs.</li> <li>- It is unclear whether the jobs could be filled by local residents, or how many jobs would be created.</li> </ul>	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- The proposed development will have no or uncertain effects in respect of this objective.</li> </ul>	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Permanent jobs would most likely be created in sectors related to health and social care. The District already has high levels of employment in these areas and development may not diversify the local economy significantly.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises</li> </ul>
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth and economic development, associated with the construction and operation of a care village within a rural area could help sustain existing rural shops and other businesses located in Aston and surrounding villages.</li> </ul>	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- This development will deliver additional shops or services including health care facilities and restaurants, although it is unclear whether these will be available for use by existing village residents.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure good connectivity to Aston village centre.</li> </ul>
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- The site is previously developed. The clearance of existing derelict buildings and site reuse would have a positive impact on the local townscape character. It could also improve the setting of Aston Hall Hospital (listed) and the village conservation area.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites</li> </ul>
	Will it provide potential to use locally available, natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials, including aggregate and stone or locally produced construction materials, such as bricks or tiles.</li> </ul>	



To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		<ul style="list-style-type: none"> <li>- The site is previously developed and there is potential to reuse waste materials on site, during the construction phase.</li> <li>- New development would lead to a general increase in waste generation, during construction and operation phases of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Include requirements for sufficient waste and compost storage in a design, or waste policy in the Plan.</li> </ul>
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (Further information required)</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements which could accommodate all of the Districts recycling bins and receptacles.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.</li> </ul>	<ul style="list-style-type: none"> <li>- Include appropriate water efficiency and waste management policies in the Plan.</li> </ul>
	Will it help reduce the need for land won primary minerals, including sand and gravel?		<ul style="list-style-type: none"> <li>- There is potential to reuse demolition waste onsite as engineering fill, or secondary aggregates.</li> <li>- The use of materials used overall, could be reduced through the adoption of site waste management plans.</li> <li>- There is historic landfill on site, It is unclear whether this could have implications in respect of waste generation.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations.</li> <li>- The developer's master plan indicates the use of a sustainable drainage system which will mimic natural drainage.</li> </ul>	
To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the Plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increase 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>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry.</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 previously developed and will not result in any 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>- The sites is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test passed as site within flood zone 1.</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>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</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 relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development according to the indicative master plan, drawn up by the developer would improve the setting of the village conservation area and Aston Hall Hospital.</li> <li>- HER No 27751 located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to protect the setting of nearby listed buildings and conservation area.</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 offer limited potential to enhance local PROW access towards the Trent and Mersey Canal, to the south of the village and connectivity between this area and the village centre.</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and the Trent Mersey Canal beyond</li> <li>- Appropriate heritage surveys undertaken prior to development.</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 wholly brownfield and derelict and would require remediation prior to development.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> <li>- Inclusion of appropriate remediation policy in the plan.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities).</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 to the north, woodland to the east and west and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements would contribute towards integrating new development into the local landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- The site master plan submitted by the developer, would protect significant landscape elements around and within the site and strengthen these through improved connectivity between areas of landscape interest, though the provision of a new green corridor through the site and improved PROW within and adjacent to the site.</li> </ul>	

Version 1d



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

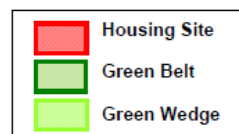
### Description:

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

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

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<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	- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?	No	- 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	- There is no information held on the likelihood of the site, including measures to secure biodiversity gain on site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	<ul style="list-style-type: none"> <li>- There is an identified shortfall of 18 affordable homes within Etwall.</li> <li>- Strategic sites would be expected to deliver up to 30% affordable housing, with the remainder market housing.</li> </ul>	<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 delivery of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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 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.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	
		No		



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. Existing facilities are located within 800m of this site.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Hilton (Welland Road (within 3km), Willington (Repton Road) and Mickleover (Vicarage Road), all of which are accepting new patients. - Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of key services, including the village centre, primary and secondary schools, sports pitch and leisure 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.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development will have uncertain effects in respect of the highways safety in respect of the local highways network.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion. - It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.	- Continue liaison with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, there is an identified shortfall within Etwall. - There are below average levels of deprivation, with Etwall, being amongst the 20% of the least deprived areas in the District.	- 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 site is located adjacent, or close to the village, and within 800m of a range of facilities in Etwall - There are some local facilities (including: a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Egginton Road. - There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. - There is a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Etwall has good access to the A516 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - Development would have an uncertain effect on the local road network.	- 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 a half hourly bus service (with an hourly evening service), connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site, on Egginton Road. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.	
	Will it make the best use of other infrastructure?		- There are no identified strategic issues in this area in respect of; water supply, waste water treatment, sewerage infrastructure or electric supply, although local capacity improvements may be needed to existing sewerage to accommodate growth - Commercial coverage of superfast broadband expected by 2015.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses, or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	
To diversify and strengthen local urban and rural Economies.	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	- 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?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Etwell 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.	- 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 reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site, during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	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 and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that use is below what is required by part G of the building regulations. - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation is included in the Plan Need for buffer between STW and any other development in policy</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 contribute towards air quality improvements locally.</li> <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 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 an increase in noise complaints, as a result of the proximity of sites to the A50 and A516.</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 would lead to the loss of greenfield agricultural land although none of the site is classed as best or most versatile being grade 3b or lower.</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 located outside of areas at fluvial flood risk and is therefore, unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Site partially located in floodzone 3. May be potential to restrict growth in areas at risk but there are sequential preferable sites available in the village. If site allocated for housing exceptions test required*</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> <li>- Exceptions test required if selected</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site, an engineered SUDS solution is assumed.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of local service provision within Etwell and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m. The nearest employment site over 10h, is in excess of 2km, but within 2km (Hilton Depot). The nearest supermarket is located in Hilton.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<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>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- HER 19804 (ridge and furrow) located within the site</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>- Development would have an uncertain impact in respect of these objectives.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes.</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 wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental 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 reasonably well contained to the north and west by existing landscape elements, such as existing development (including WWTWs) and development to the north and along Egginton Road. The site is less well contained to the south and some agricultural land would remain between this development and the A50 to the south.</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 effects have been identified due to the lack of information held regarding the potential site design and layout.</li> </ul>	



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

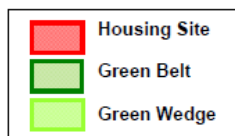
### Description:

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

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

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

### 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.	<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	- There are no County wildlife sites within 500m of this site.	
	Could development affect protected species or BAP priority species?	No	<ul style="list-style-type: none"> <li>- No protected species have been identified on site through a recent phase 1 habitat survey commissioned by site promoters</li> <li>- There are a number of trees with potential to provide roosting or foraging habitat for bats</li> </ul>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	<ul style="list-style-type: none"> <li>- The site will include grassland (as amenity open space), SUDS and peripheral tree planting.</li> <li>- It is unclear whether these features will be designed and managed to deliver biodiversity gain.</li> </ul>	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	<ul style="list-style-type: none"> <li>- There is an identified shortfall of 18 affordable homes within Etwall.</li> <li>- Strategic sites would be expected to deliver up to 30% affordable housing, with the remainder market housing.</li> </ul>	<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	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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 is information currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and would not facilitate the reuse of empty properties.	
	Will it meet the needs of travelling show people?	No	- 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?		<ul style="list-style-type: none"> <li>- Development will secure the provision of an upgraded cricket pitch and associated pavilion. Development proposals will also deliver new informal open space provision.</li> <li>- The previous cricket pitch will be partially used to extend the burial grounds of the local church.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes.</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>- Existing healthcare facilities are located at Hilton (Welland Road 3km away), Willington (Repton Road), and Mickleover (Vicarage Road) all of which are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Development will be within walking distance (800m) of key services, including the village centre, primary and secondary school, sports pitch and leisure centre (by public right of way). Distances by road are slightly longer.</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>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development will have uncertain effects in respect of the highways safety in respect of the local highways network.</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 John Port in Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- Etwall primary has no capacity for growth, but is able to accommodate limited growth through expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion, to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</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 would have no effect against this objective.</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 deliver new affordable housing in this area – there is an identified shortfall within Etwall.</li> <li>- There are below average levels of deprivation within Etwall. Etwall is amongst the 20% of the least deprived areas in the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, 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 sites are located adjacent, or close to the village, and within 800m of a range of facilities in Etwall.</li> <li>- There are some local facilities (including a shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). Bus stops are located close to the site (within 400m) on Willington Road.</li> <li>- There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby.</li> <li>- There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton.</li> <li>- There is a multi-user greenway that connects Etwall to Hilton and Mickleover.</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 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 would support the provision new open space and sports provision and would support existing health care provision and shops in the village. It is also likely to support investment into local primary, secondary and post 16 education facilities.</li> </ul>	
To make best use of existing infrastructure, 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>- Etwall has good access to the A516 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> <li>- Development would have an uncertain effect on the local road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. Bus stops are located within 400m of the site on Willington Road.</li> <li>- There is a multi-user greenway that connects Etwall to Hilton and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are no known strategic issues in this area in respect of water supply, waste water treatment or sewerage infrastructure or electric supply, although a local pumping station is likely to be needed to serve development given site topography.</li> <li>- Coverage of superfast broadband expected by 2016.</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 support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development will increase the number of local residents in the village and will help to sustain existing shops and businesses in the village.	- Ensure good connectivity to Etwell 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. (Application is outline only).	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of the development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	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 and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations. - Surface water drainage on site to be managed via an engineered SUDS scheme.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents from noise/light from outdoor recreation facilities proposed on site</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> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact on air quality.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level 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>- The site would lead to the partial loss of greenfield, agricultural land.</li> <li>- Land is not classed as best and most versatile being grade 3b and lower</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 sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding, subject to the implementation of the proposed SUDS.</li> <li>- Sequential Test passed as site within flood zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that new housing is steered away from areas of identified flood risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. A SUDS is included as part of the drainage strategy for the 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>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of local service provision within Etwall and has access to an hourly or better bus service within 400m and schools, shops and leisure provision within 800m. The nearest employment site over 10h is in excess of 2km away but within 4km. (Hilton Depot). The nearest supermarket is located in Hilton.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	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>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- No HERS records within this site</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>- Development would have an uncertain impact in respect of these objectives.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and Etwall village centre.</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 wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> <li>- Ensure development protects the setting of Etwall lodge.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Council's area of multiple environmental 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 reasonably well contained to the north and west by existing landscape elements, such as existing development along Belfield Road and Willington Road. The site is less well contained to the south.</li> <li>- Hedgerows, trees or other landscape elements would be retained and contribute towards integrating new development into the landscape.</li> <li>- This land parcel would contribute to the delivery of new GI in the form of a Cricket pitch, new informal open space and a new surface water management system.</li> </ul>	



## Site 6: S0034, S0234, S0235, S0235a, S0222: Rear of the Salt Box Café Hatton (Land North East of Hatton)

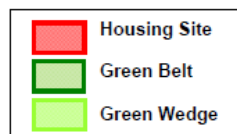
### Description:

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

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

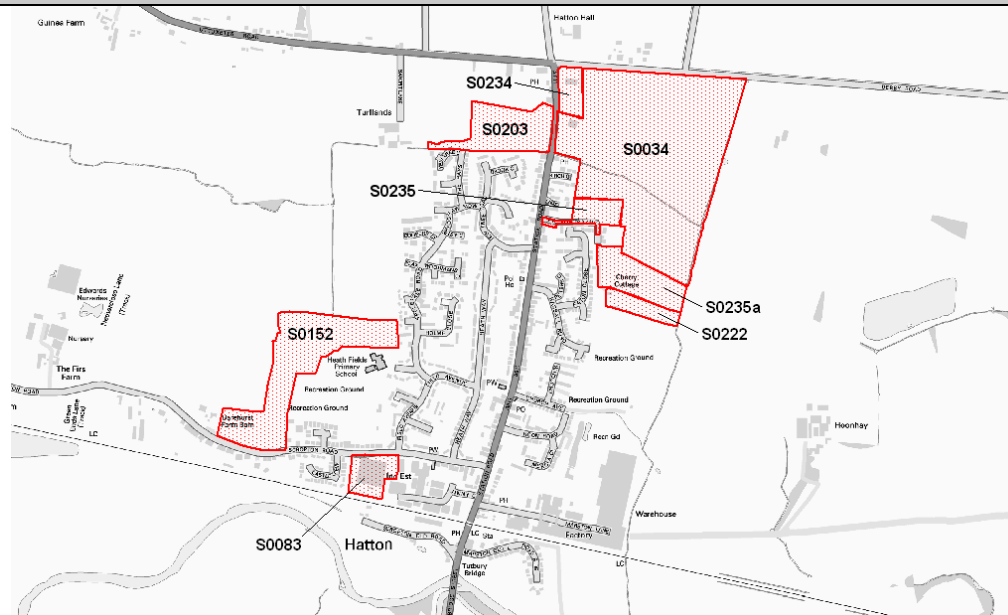
The site as a whole is in multiple ownership, and there is high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<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	- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	<ul style="list-style-type: none"> <li>- No information held. The developer has not provided any information to the authority regarding site ecology, or proposals to deliver biodiversity gain on site.</li> <li>- However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation.</li> </ul>	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<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 delivery of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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?	No	- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The site would have an uncertain effect in respect of delivering new informal open space and sports provision, although the site is located within 400m of the nearest recreation ground</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</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>- Existing healthcare facilities are located at Tutbury, located around 2km from the site.</li> <li>- It is unclear whether strategic growth could support the delivery of new medical facilities locally.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the village centre, primary school and sports pitch, although northern sites are beyond this threshold.</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>- There are no known issues with crime and antisocial behaviour across the identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses.</li> <li>- Development may also contribute towards reducing HGV movements through the village.</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 John Port at Etwell, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- The nearest primary school is Hatton Primary School. This school has room for expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development, as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</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 would have no effect against this objective.</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 could deliver new affordable housing to this area which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</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 and would be within 800m of the village centre which has a limited range of facilities, including shops, primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service.</li> <li>- There are employment opportunities in Hatton itself, as well as Church Broughton.</li> <li>- There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The village has a railway station with an hourly service to Derby and Crewe.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network, which is limited to the north east of Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> <li>- Ensure the delivery of appropriate new retail, education or other community facilities on site.</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>- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.</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>- Hatton has good access to the A511 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network.</li> <li>- Hatton is one of only two villages in the District which has a train station.</li> <li>- The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth.</li> <li>- Coverage by superfast broadband expected in 2015.</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 support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development could increase shopping provision on site, although this is not clear. No site masterplan has been submitted by the developers. - Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure good connectivity to Hatton village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The sites are greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone southern edge of the site falls within the total catchment of a GPZ.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policy is included in the plan</li> <li>- Ensure the provision of an appropriate development free easement along the watercourse which flows through the site</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> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level 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>- The site would lead to the partial loss of greenfield, agricultural land.</li> <li>- Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not 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 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally.</li> <li>- Site would require sequential test following update to flood mapping locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> <li>- Exceptions test required</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms of homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and a primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwell.</li> <li>- Development could help manage climate change impacts associated with flooding locally.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- There may be limited potential for development to affect the setting of Tutbury Castle (a SAM and listed building) to the south where sites are visible</li> <li>- HERS 20309 within the site (ridge and furrow)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure site is designed to protect the setting of heritage assets in the vicinity.</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>- No opportunities to improve access to historic or cultural assets are identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing local public rights of way, cycle routes and local village centre.</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 wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That sites deliver biodiversity gain in line with objectives of national planning policy</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The sites are all located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.</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 to the north and west but open to the east.</li> <li>- The site includes a significant outgrown hedgerow and trees along the western edge of the site.</li> <li>- All sites could contribute towards green infrastructure provision.</li> </ul>	



## Site 7: S0152: Scropton Road Hatton.

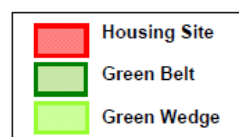
### Description:

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

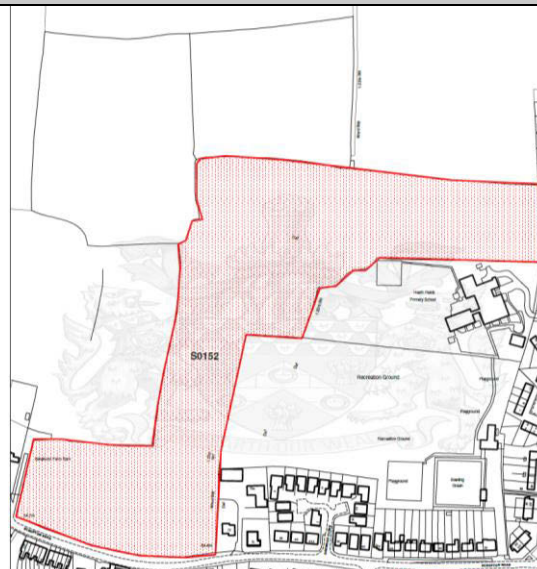
The site comprises of agricultural fields, bordered by trees and hedgerows, and extends some 5.5ha.

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

### Key



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	- The sites is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<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	- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	<ul style="list-style-type: none"> <li>- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site.</li> <li>- However, given the nature of the site, there is considered to be potential to deliver greater biodiversity through habitat creation.</li> </ul>	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<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?	No	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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?	No	- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.</li> <li>- There is an existing recreation ground within 400m of this site (depending on access).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</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>- Existing healthcare facilities are located at Tutbury, located around 1.5km from the site.</li> <li>- It is unclear whether strategic growth could support the delivery of new medical facilities locally.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the village centre, 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>- There appear to be no known issues with crime and antisocial behaviour across identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development in Hatton would contribute to the ongoing maintenance costs of around £70,000 per annum. This scheme will protect the village from flooding from the River Dove and other local watercourses.</li> <li>- Development may also contribute towards reducing HGV movements through the village.</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 John Port at Etwell, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- The nearest primary school is Hatton Primary School. This school has room for expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</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 would have no effect against this objective.</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 could deliver new affordable housing to this area, which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</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 are located adjacent to the existing village and would be within 800m of the village centre, which has a limited range of facilities including: shops, a primary school, cash point, community centre, convenience shop, petrol station, outdoor leisure provision, post office, public house and a mobile library service.</li> <li>- There are employment opportunities in Hatton itself, as well as Church Broughton, Bus stops are located within 400m of the site on Scropton Road.</li> <li>- There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The village has a railway station with an hourly service to Derby and Crewe.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network which is limited to the north east of Hatton.</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 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>- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.</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>- Hatton has good access to the A511 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network.</li> <li>- Hatton is one of only two villages in the District which has a train station.</li> <li>- The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth.</li> <li>- Coverage of Superfast Broadband expected 2015</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 support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres,	Will it improve existing shopping facilities?		- Development will increase the number of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure good connectivity to Hatton village centre.
To improve the quality of 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 and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure use below that required by part G of the building regulations. - No information has been submitted in respect of this issue	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact 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 appropriate noise mitigation is included within any allocation.</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> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally, although the proximity of the site to the primary school could affect the number of noise complaints.</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>- Based on agricultural land classification held by the Council this land appears to be Grade 3b and as such not 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 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the ongoing maintenance of flood defences. This would help defend new and existing residents from river flooding. Development would therefore help reduce and manage flood risk locally.</li> <li>- Site would require sequential test following update to flood mapping locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is relatively well located in respect of local service provision within Hatton and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m. The nearest employment site over 10h is within 2km. The nearest supermarket is located in Hatton. Secondary education provision is located in excess of 4km in Etwell.</li> <li>- Development could help manage climate change impacts associated with flooding locally.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) to the south where the site is visible.</li> <li>- HER 20112 (ring ditch linear feature, boundary ridge and furrow) within site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.</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>- No opportunities have been identified to improve access to historic or cultural assets.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</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 wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That further assessment of the individual site is undertaken as the Plan progresses.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.</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 relatively poorly contained by existing landscape elements, such as trees and hedgerows to the west and lacks any natural screening to the north.</li> <li>- The site could offer potential to strengthen existing landscape elements.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	



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

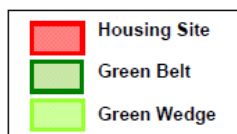
### Description:

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

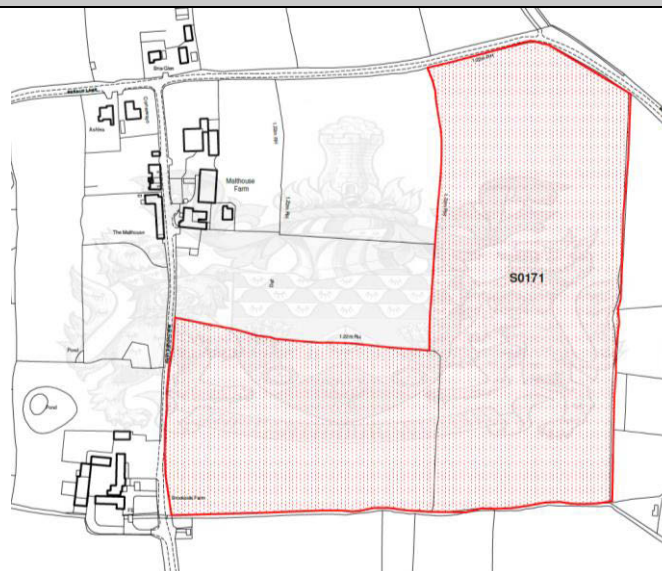
The site comprises of agricultural fields bordered by trees and hedgerows, and extends some 7.1ha. The site is detached from the village and lies around 200m to the north of the northern edge of site S0034.

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

### Key



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	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<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	- There are no non-statutory wildlife sites located within 500m of the boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	<ul style="list-style-type: none"> <li>- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site.</li> <li>- However, given the nature of the site, there is considered potential to deliver greater biodiversity through habitat creation.</li> </ul>	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<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 delivery of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> <li>- Development has potential to deliver a mix of homes in respect of tenure and housing type. No</li> <li>- No data has been submitted by site promoters in respect of likely mix proposed on site</li> </ul>	
	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?	No	- The site would contribute to overall housing need, in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.</li> <li>- There is an existing recreation ground located 1000m to the south of this site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and the village centre</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>- Existing healthcare facilities are located at Tutbury, which is around 3km from the site.</li> <li>- It is unclear whether strategic growth could support the delivery of new medical facilities locally.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located more than 1200m from the village centre and primary school and 1000m from 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>- No known issues with crime and antisocial behaviour across identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development in Hatton could contribute to the ongoing maintenance costs of around £70,000 per annum for the flood defences recently constructed in the village, although it is unclear whether this site would directly benefit from works.</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 John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth.</li> <li>- The nearest primary school is Hatton Primary School. This school has room for expansion.</li> <li>- It is unclear whether school expansion could be delivered in a timely fashion to meet the needs of development as it arises.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEA to establish impact.</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 would have no effect against this objective.</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 could deliver new affordable housing to this area which has seen constrained levels of market and affordable housing, with only 6 homes built since 2006 within the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</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 dislocated from the existing village and would be in excess of 1200m of the village centre. There are employment opportunities in Hatton itself, as well as Church Broughton. Bus stops are located within 400m of the site on Uttoxeter Road.</li> <li>- There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The village has a railway station with an hourly service to Derby and Crewe.</li> <li>- The provision of additional pedestrian links could improve the local PROW network around the northern edge of the village.</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 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>- Strategic growth could support the provision of new education, open space and sports provision in the village and could support existing shops and other services in the village.</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>- Hatton has good access to the A511 and the A50.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure</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 to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network.</li> <li>- Hatton is one of only two villages in the District which has a train station.</li> <li>- The village has relatively good service provision and is well related to nearby major employment sites (including within the village), which could help reduce the need to travel.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although local capacity improvements could be required to support growth.</li> <li>- Superfast broadband coverage expected June 2015.</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 support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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?		- Further housing growth within rural areas could help sustain existing rural businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development will increase the numbers of local residents in the village and will help sustain existing shops and businesses in the village.	- Ensure connectivity to Hatton 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 and design of any scheme proposed.	- 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 and stone or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling, through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided to date).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is greenfield and would not present opportunities to reuse demolition waste or materials on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact 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 appropriate noise, water and light mitigation is included within any allocation to reflect rural location</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 will be broadly consistent with surrounding land uses.</li> <li>- Overall development is unlikely to have any notable impact in respect of light pollution.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact on air quality but given proximity to a nearby coffee manufacturing facility, development could give rise to increased complaints regarding odour.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable impact in respect of noise pollution locally.</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 would lead to the partial loss of greenfield, agricultural land.</li> <li>- No data is held in respect of ALC in this area. The loss of some BMV agricultural land is assumed.</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 areas of low and moderate flood risk (Zones 1 and 2). However, the proposal is likely to be protected by existing flood defences and could therefore, help fund the on-going maintenance of the scheme and as such, could contribute towards reducing flood risk locally.</li> <li>- Site is mostly located in flood zone 1 and development could be steered to FZ1. Site passes the sequential test.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development contributes to the ongoing maintenance of recently completed flood works</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</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>- New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is poorly located in respect of local service provision within Hatton (1500m) but does have access to an hourly or better bus service within 400m of the site. The nearest employment site over 10h is within 2km and the nearest supermarket is located in Hatton (1.5km). Secondary education provision is located in excess of 4km in Etwell.</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 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, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no conservation area in Hatton.</li> <li>- There are no listed buildings likely to be affected by housing development on this site.</li> <li>- There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building)</li> <li>- NO HERS records on site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle.</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>- There appear to be no opportunities identified to improve access to historic or cultural assets.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</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 wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform the site layout.</li> <li>- That further assessment of the individual site is undertaken as the Plan progresses.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located outside of areas defined as being of primary or secondary sensitivity, defined in the County Council's Areas of Multiple Environmental Sensitivity.</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 poorly contained by existing landscape elements and development, although there are hedgerows and hedgerows trees on the site periphery.</li> <li>- The site could offer potential to strengthen existing landscape elements.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	