

Site 9: S0014 Land South of the Mease Hilton.

Description:

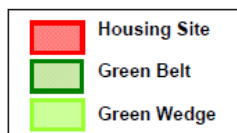
Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

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

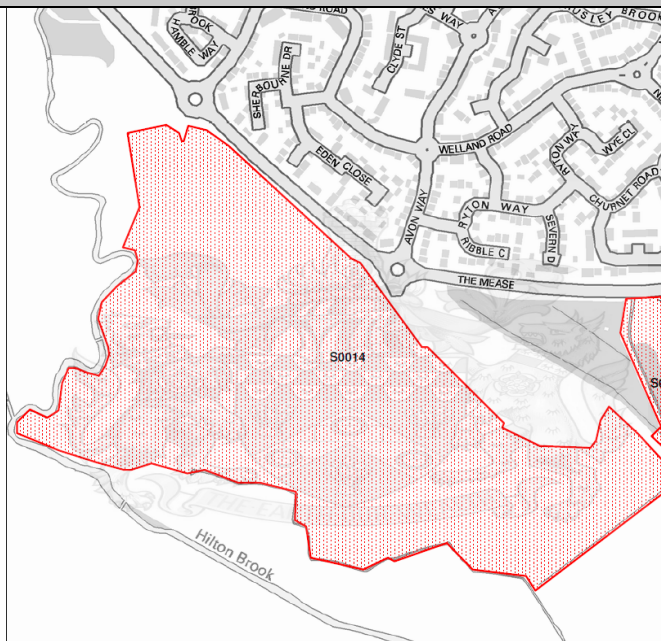
The site is largely located in an area of high flood risk, although the completion of recent flood defences will protect the site from flood events up to and including 1:100 year events.

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

Key



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 or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The site is adjacent to existing sports pitches for the village and there may be potential to deliver qualitative and quantitative improvements to local provision. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain in respect of this objective. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The nearest bus stop is located less than 400m away from the site on Avon Way. - Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to local bus service provision. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect or Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband coverage expected to be delivered commercially by 2016 	

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 shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Hilton 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 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. (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 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?		- 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. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is wholly greenfield. - Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located in an area identified as being of high flood risk and is undefended. - Development could increase the number of homes at flood risk locally. - Sequential test not passed. 	<ul style="list-style-type: none"> - Ensure development reflect flood risk in this area.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs; supermarket, health centre and employment (within 1200m) and is located within 400m of an hourly, or better bus service. - There is a strategic employment site within 2km of this site. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use). 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on cultural heritage features
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development will have an unknown or uncertain impact. - No HERS on site 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities). 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effects identified due to the lack of information held regarding potential site design and layout. 	

Site 10: S0023, S0037 Land of Derby Road, Hilton.

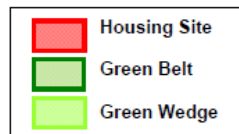
Description:

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

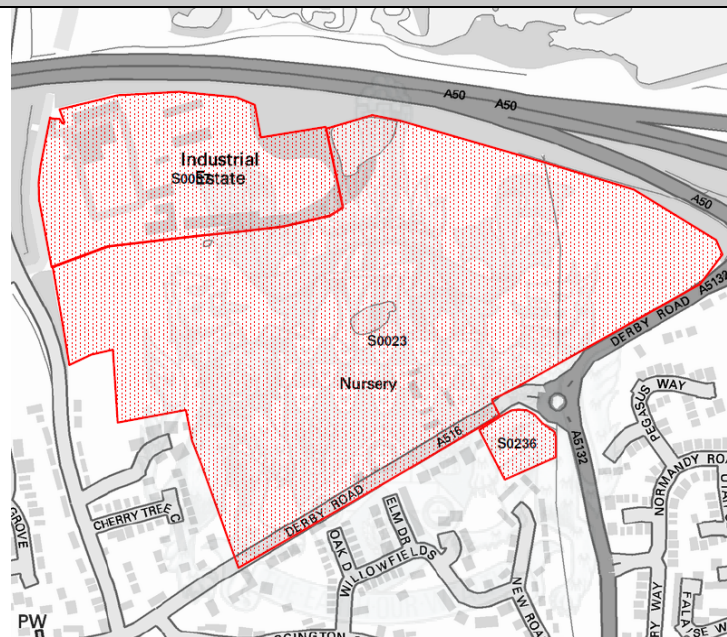
The larger site could accommodate strategic level of development in isolation and would not be dependent on the delivery of the smaller site.

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

Key



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 or nationally important wildlife sites?		- The site is located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife/geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There are no County Wildlife sites within 300m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The site is urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The site is around 500m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision as a result of development. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located In Hilton (Welland Road, 600m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 600m of a sport pitch, village school and local centre. Although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain in respect of this objective. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - Development would have no direct effect against this objective, or if the business park site was included, could result in the loss of local jobs. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as being in need of further homes. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located around 150m from the site on Derby Road. - Local facilities include; shops, primary school (which is full and is unlikely to meet need arising from this, or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel. - The site is well related to nearby bus stops which are located within 150m of the site and would be served by an hourly, or better bus service (V1 and V2). 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband coverage to be delivered commercially by 2016. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could 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. 	<ul style="list-style-type: none"> - Inclusion of general rural diversification policy in the plan. - Ensure that employment losses as a result of site development are offset by the provision of additional employment land.
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Development would support the creation of construction based jobs on a temporary basis. 	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect). 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages. 	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - Ensure connectivity to Hilton village centre.
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"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is partially greenfield (more so if considered in combination with the smaller site). There may be limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development. 	<ul style="list-style-type: none"> - An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> - New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters). 	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> - It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space 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?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme. - It is likely that the smaller land parcel could provide the most waste material as the larger site is almost entirely comprised of greenfield land. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - 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"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The larger site is predominantly greenfield, although taken together around a quarter of the site is previously developed and three quarters brownfield. - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located in an area identified as being of low flood risk. - Limited potential for surface water flooding on site. This could be addressed through development. - Site is sequentially preferable in flood risk terms 	<ul style="list-style-type: none"> - Ensure development reflect flood risk in this area.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
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"> - New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with; a supermarket, health centre and school within 600m and an hourly, or better bus service within 400m. - Employment land over 10ha is located within the village at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - Two HERS on site HER 20611 and 20613 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on cultural heritage features
To improve access to the cultural heritage of the District, for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development will have an unknown or uncertain impact. Seek for information from the HERS record. 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is a mix of greenfield and previously developed land, with around a quarter of the site being previously developed. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - Site is generally well contained by existing development and transport routes 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1c.

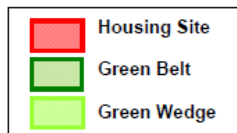
Site 11: S0094, Land at Hilton Depot, Hilton.

Description:

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

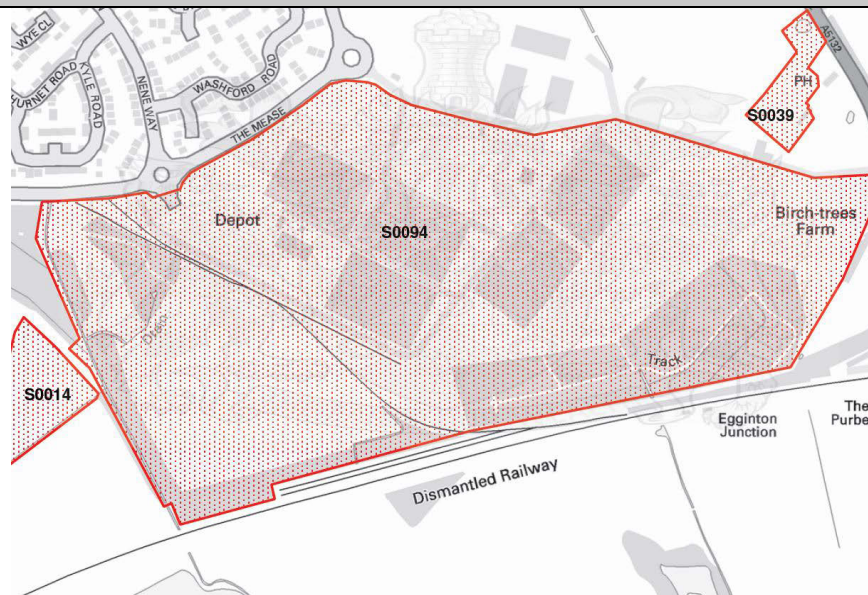
The site is located in an area of flood risk, although is defended. The site is in single ownership and there is high developer interest on the site.

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 or nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife/geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- Wildlife surveys accompanying planning application indicates Bats and Badgers within the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Sites includes significant new habitat creation and retention including areas of strategic planting to the south of the site	
	Will it protect sites of geological importance?	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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. - Design and access statement submitted to support an application indicates that a mix of housing size and tenure will be delivered on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. Outline application indicates that the precise housing and tenure mix is not yet determined and will be considered through the detailed phase application.	
	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?		<ul style="list-style-type: none"> - Development would deliver new open space and sports provision including allotments, informal open space, and parks, as well as sports pitches to serve the proposed primary school - Site is adjacent to an existing recreation ground to the South of the Mease and within 800m of the Peacroft Lane. It is unclear whether and there may be potential to deliver qualitative and quantitative improvements to existing local provision as a result of development 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities are located In Hilton (Welland Road) (700m) and Tutbury (>3km) (Monk Street). Both are accepting new patients - Both provides space for new GP surgery if required - Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located with 800m of sport pitches, village school and local centre. (Although a new village schools and limited sports provision is planned on site. - Could connect to an existing PROW network in this area 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The site includes proposals for a primary school to be developed to meet the sites needs 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs. - It is likely despite a loss of land post development the site would generate 500-550 jobs - Site could therefore have an uncertain, but potentially positive effect against this objective 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> - New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment as in need of further homes. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is well related to the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way. - Local facilities include shops, primary school (to be provided on site), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth would support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. - It is unclear whether development will support improvements to public transport provision 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation - This mitigation can be incorporated within the highway boundary achieved through removing the hatching on this arm to create an entry width of over 6m, increased from 4.3m. This will bring the junction into capacity 	<ul style="list-style-type: none"> - Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure - Require site links to adjacent cycle route to the north of the site.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to nearby bus stops which are located within 400m of the site and would be served by an hourly or better bus service (V1 and V2) 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband coverage expected to be delivered commercially by 2016 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. - Development could also support the creation of an additional jobs (the developer indicates around 350-400 additional jobs on site) following construction in an area which suffers elevated levels of deprivation compared to surrounding villages. 	<ul style="list-style-type: none"> - Inclusion of general rural diversification policy in the plan. - Ensure that employment losses as a result of site development are offset by the provision of additional employment land.
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development. - Site is located in an area with relatively low levels of unemployment, although clearly new development would increase the size of the local labour market 	
	Will it encourage economic diversification?		<ul style="list-style-type: none"> - Uncertain effect identified 	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) - It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Employment losses would lead to the notional loss of site. - Any losses would need to be made up elsewhere to ensure the delivery of sufficient employment land through the plan 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - Development may help support existing shopping provision in the village 	<ul style="list-style-type: none"> - Ensure connectivity to Hilton village centre.
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"> - Site is previously developed and would facilitate the removal of a number of very large warehouses which were built for storage purposes when the site was used as a ordnance depot - The site layout and development framework proposed by the developer will improve local townscape character, although there remains limited uncertainty in respect of design in advance of any detailed permission being sought. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There may be opportunity to reuse demolition waste on site within any development proposals - New development would lead to a general increase in waste generation during construction and operation phases of development 	<ul style="list-style-type: none"> - An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> - 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. 	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> - It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles. This is likely to be considered through detailed planning applications. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> - It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act. This is likely to be considered through detailed planning applications on the site. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development. 	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site or restoring local water courses to a more natural profile. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and adjacent commercial uses - Ensure culvert on site is opened up.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - The proximity of the site to existing and proposed employment could increase light pollution complaints 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to existing and proposed employment could noise complaints 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is previously developed and would require remediation prior to proposed mixed use development - Site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite brownfield status 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The proposed development site benefits from the River Dove flood alleviation scheme. Environment Agency modelling shows that the flood flow path across The Mease and into the site will no longer be present once the Alleviation scheme is completed. - A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. Site will slightly increase floodplain storage locally. 	<ul style="list-style-type: none"> - Ensure development reflects and mitigates flood risk in this area. - Open up culverted water course within site
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with a supermarket, health centre. and school within 800m and hourly or better bus service within 400m - Loss of this site to mixed development would reduce the overall employment component of the site to 7.8ha, although in combination with existing (recently completed employment development) to the immediate north there would remain in excess of 10ha of employment on the wider depot site 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development will not affect the setting of any listed buildings in Hilton. - Highly unlikely to be below ground archaeology given historic site use and development - No HERS on site 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on cultural heritage features
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development will have an uncertain effect. 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Yes, site would allow intensification of existing use and would enable site remediation. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That further assessment of the individual site is undertaken as the Plan progresses.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities) 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west. - Retention of significant woodland buffer to the south would contribute towards integrating new development into the landscape. - Site would contribute towards green infrastructure provision including new open space provision 	

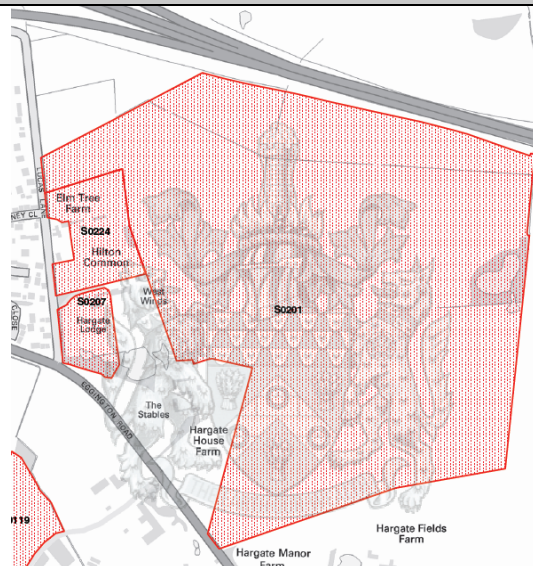
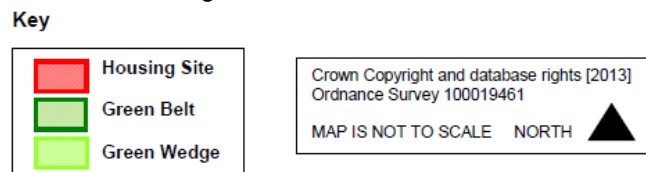
Site 12: S0201, S0224 Land at Hilton Depot and Lucas Lane, Hilton.

Description:

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

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

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- The sites are located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50 and A516 interchanges.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a county wildlife site within site S0201 (SD067 Etwell Railway Pond).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?		<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The site is around 1200m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision, as a result of development. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - There are existing healthcare facilities which are located in Hilton (Welland Road, 800m) and Tutbury (>3km, Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 1200m from a sport pitch and 600m from the village primary school, although the village school is full and cannot be expanded and as such, is unlikely to meet the needs of any new development. It is unclear whether additional schools provision would be made on site. - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain in respect of this objective. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port which is currently at capacity but is capable of limited expansion to accommodate limited levels of strategic growth. - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - Development would have no direct 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?		<ul style="list-style-type: none"> - New housing would deliver additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is adjacent to the existing village and will be located within 600m of Hilton village centre. The nearest bus stops are located on the A50/A156 within 400m but would involve crossing the A50 slip road. Other services are within 600m within the village centre. - Local facilities include shops, a primary school (which is full and is unlikely to meet the need arising from this or other sites), community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - It is unclear whether the local road network has capacity to accommodate strategic levels of growth. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is located close to nearby bus stops, although these are only accessible by crossing the A50 slip road. The site would be served by an hourly or better bus service (V1 and V2). 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network, which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband to be delivered commercially by 2016. 	

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 shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Hilton 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 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. (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 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 on site, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is greenfield. - Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located in an area identified as being of low flood risk. - Some potential for surface water flooding on site. This could be addressed through development. - Site is sequentially preferable in flood risk terms 	<ul style="list-style-type: none"> - Ensure development reflect flood risk in this area.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
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"> - New housing development is likely to lead to an increase in energy use in aggregate terms as homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m. - Employment land over 10ha is located within the village at Hilton Depot. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. (Investigate HERS and former land use). - No HERS within the site although adjacent to HER 99013 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on cultural heritage features
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development will have an unknown or uncertain impact. 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is greenfield. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development and A50 to north and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1c

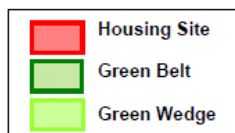
Site 13: S0009, S0225, S0226: Land at Jawbone Lane Melbourne

Description:

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

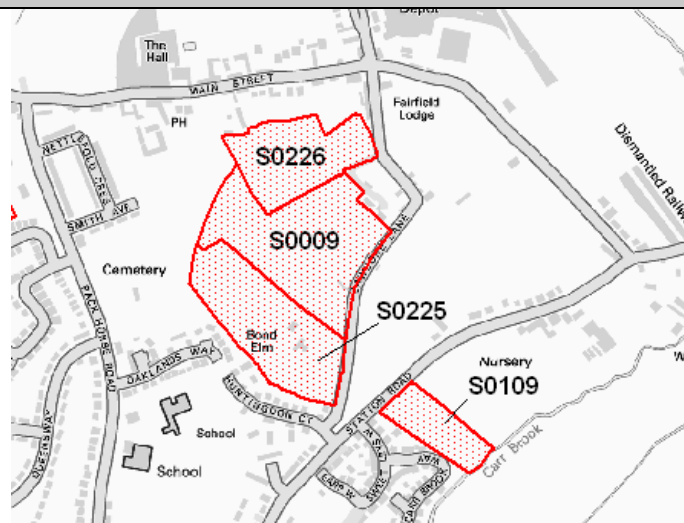
The 3 sites are all within single ownership but in isolation, would not be of a scale necessary to deliver strategic levels of growth. In combination, the sites extend some 7.4ha. There is a high level of interest in the sites.

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 or nationally important wildlife sites?	Yes	- The sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site (SD137 Melbourne Railway) 300m to the east of site S/0009.	
	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 sites 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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The 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?		<ul style="list-style-type: none"> - Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - The nearest recreation ground (Cockshut Lane) is located 1.5km from this site 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue, >5km), and Chellaston (Rowallan Way, and Fellow Lands Way, >5km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 1500m of local recreation provision, 1000m of the village centre and within 200m of both the village schools although schools are unlikely to be able to accommodate growth. - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by the design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Chellaston Academy, which is at capacity and cannot extend to accommodate growth. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There are proposal to deliver a further secondary school on the edge of close to Derby to meet City and South Derbyshire needs - Melbourne Primary School is at capacity and unable to accommodate further significant growth. It is unlikely that this site could deliver a new primary school - Melbourne Junior School is nearing capacity and has only 25 additional spaces available. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - New secondary school to meet local needs from this broad area
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are located adjacent to the existing village, and will be located within 1000m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane. - There are some local facilities including; shops and infant and junior school, community centre, post office, convenience shop, outdoor sports provision and library. - Secondary school provision is within Derby City, although Chellaston Academy cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway and in Castle Donington. - There is an hourly or better bus service operating from within 400m of the site. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Melbourne has good access to the A514. - A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly bus service between Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extensive local PROW network. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some capacity improvements may be required to the sewerage network, to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast Broadband to be delivered commercially by 2016. 	

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 shops and other businesses located in Melbourne, Kings Newton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas (there is a very small area equating to less than 1% of the site which is identified as brownfield). - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- 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 almost wholly greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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. (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 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?		- 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"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is almost entirely greenfield (0.04ha of the 7.5 ha site area of the combined site is identified as previously developed). - Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Site passes the sequential test. 	<ul style="list-style-type: none"> - Ensure development includes appropriate SUDS provision.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms; homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs (1000m), primary school provision (200m) and Bus services (400m), although is in excess of 4km of the nearest large scale employment areas. The site is also poorly related in respect of secondary school provision. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the northern edge of the site. - Development is likely to affect the setting of a number of listed buildings, located on the southern side of Main Street and immediately adjacent to the northern part of the site. - It is unclear whether there is potential for in ground archaeology locally. - The loss of this area would lead to the coalescence of Melbourne and Kings Newton. 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on listed buildings and Kings Newton Conservation Area
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - No HERS within site area - May be potential for below ground archaeology in this area 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is almost entirely greenfield. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity - However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, roads and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision locally. - Uncertain effects have been identified, due to the lack of information held regarding potential site design and layout. 	

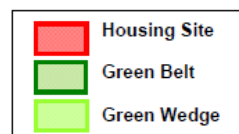
Site 14: S0176 Breach Lane Melbourne

Description:

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

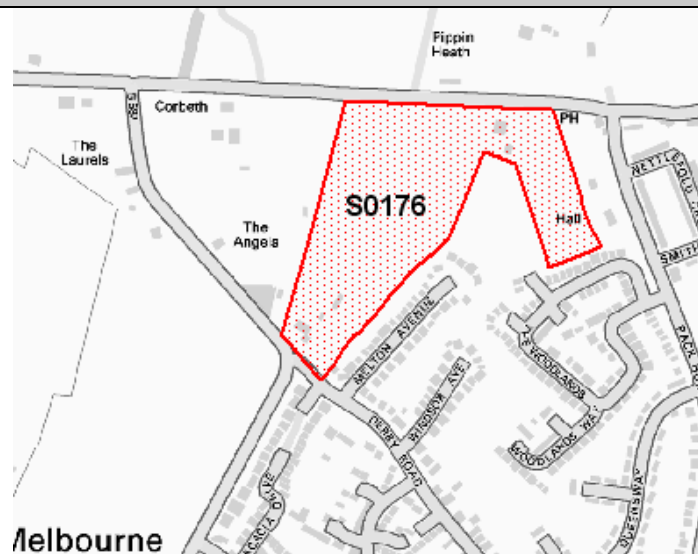
This site is within single ownership and has been identified as capable of delivering strategic levels of growth. The site extends some 6ha. Recent indications show that there are high levels of developer interest in the site.

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 or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is 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 include provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision. - Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane) 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and the village centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue > 5km), and Chellaston (Rowallan Way, and Fellow Lands Way > 5km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 800m of local recreation provision, village centre and within 800m of local primary village schools (although these are unlikely to be able to accommodate strategic levels of growth). - Could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Chellaston Academy, which is at capacity and cannot be extended to accommodate growth. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - There is a proposal to deliver a further secondary school on the edge of Derby to meet the City's and South Derbyshire's needs. - Melbourne Primary School is at capacity and unable to accommodate further significant growth. - Melbourne Junior School is nearing capacity and has only 25 additional spaces available. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEA to establish impact. - Require provision of new primary school to meet local needs
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village and will be located within 800m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane/Main Street. - There are some local facilities, including; shops, infant and junior school, community centre, post office, convenience shop, outdoor sports provision and a library. - Secondary school provision is within in Derby City, although Chellaston School cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Melbourne has good access to the A514. - A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly bus service between Swadlincote and Derby, serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extensive local PROW network, around the northern edge of Melbourne and Kings Newton. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast Broadband likely to be delivered commercially by 2016. 	

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 shops and other businesses located in Melbourne, Kings Newton and surrounding villages.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help sustain existing services within the village centre located nearby.	- Ensure connectivity to Melbourne village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. 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 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. (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 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?		- 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 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"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = Yes (in total catchment for GPZ). 	<ul style="list-style-type: none"> - Ensure appropriate noise, water and light mitigation is included within any allocation to reflect rural location and noise related impacts from surrounding poor neighbour uses
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to an increase in noise complaints, as a result of the proximity of the site to East Midlands Airport and the Donington Park Race Circuit. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is greenfield. - Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2). 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed. 	<ul style="list-style-type: none"> - Ensure development includes appropriate SUDS to manage flood risk
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of day to day retail needs (800m) and primary school provision (800m) and Bus services (400m), although the site is in excess of 4km of the nearest large scale employment areas, the site is also poorly related in respect of secondary school provision. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which immediately abuts the eastern edge of the site. - Development is likely to affect the setting of a number of listed buildings located on the southern side of Main Street. - It is unclear whether there is potential for in ground archaeology locally. - Loss of this area could lead to the coalescence of Melbourne and Kings Newton. 	<ul style="list-style-type: none"> - Ensure that sites are designed and implemented to minimise impact on listed building and Kings Newton Conservation area.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Her site 23262 located within site (ridge and furrow) - Potential for in ground archaeology 	<ul style="list-style-type: none"> - None Identified.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is almost entirely greenfield. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. - However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, roads and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision locally. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

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

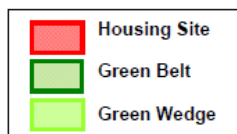
Description:

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

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

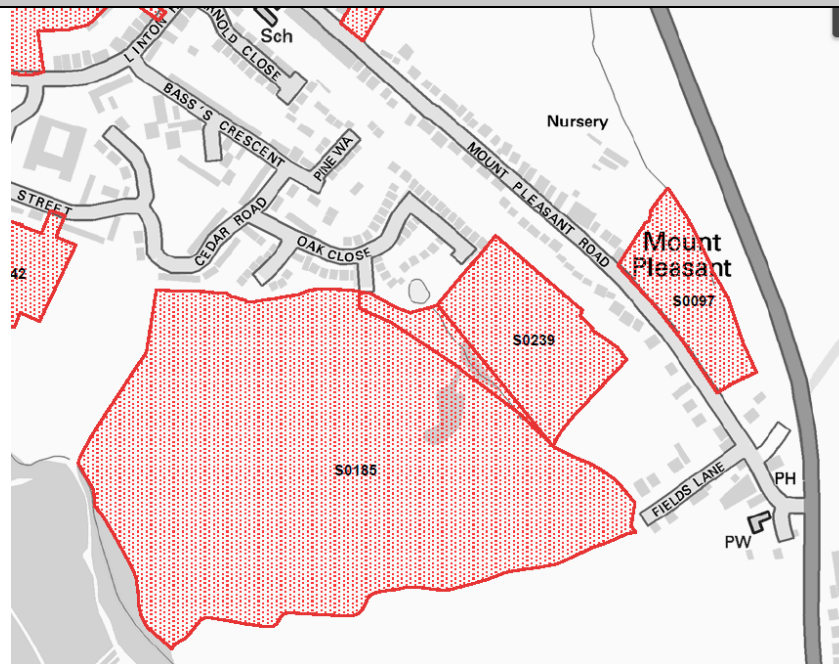
Both sites are within single ownership. Recent indications show that there is a moderate level of developer interest in the sites.

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 or nationally important wildlife sites?	Yes	- The sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this sites.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites will include the creation of new habitats or tree planting, although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the sites.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - 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/or disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> - Development is likely to deliver new local space and connect to existing informal local space owing to its National Forest Location. - Existing recreation provision within 800m of the site - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes. - Include a general national Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located at Castleton Park (1.5km), Darklands Surgery, Heartwood Surgery and Overseal Surgery (All >4km), all of which are accepting new patients. - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The sites are located within 800m of local recreation provision, and within 1500m of a local centre, and 1700m of a primary school (Linton Primary). - The site could connect to an existing PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools, are Pingle and William Allitt (William Allitt is full), although Pingle has some capacity to accommodate growth). - It is unclear whether a proposal of this scale could deliver a new primary school. - There may be potential to expand Linton Primary School to accommodate needs from growth in this area. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are dislocated from the main urban area of Swadlincote. The nearest local centre is 1500m on Castleton Park. Bus stops are located just outside the site on Mount Pleasant Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21). - There are some local facilities (including convenience and other shops, outdoor sports provision and a health centre within 1.5km). - Secondary school provision is Pingle and William Allitt, both are around 4km from the site, Primary school Provision is 1.75km from the site. - There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 2km from the site. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally. 	<ul style="list-style-type: none"> - Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Coton Park WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements - Superfast Broadband is available commercially in this area. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the sites. The sites could help sustain existing services within Castleton Park nearby.	- Ensure good connectivity to Swadlincote and Church Gresley.
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 these sites could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- 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 sites are greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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. (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 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?		- 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"> - Development of this nature unlikely to have significant impact on local water quality. - Ground Water Protection Zones = Partially located in total catchment - Nitrate Vulnerable Zones = Surface and Ground Water 	<ul style="list-style-type: none"> - Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The sites are greenfield. - Based on agricultural land classification maps held by the Authority, the land would be Grade 3. It is unclear whether the land is Best and Most Versatile. As such, a precautionary approach is adopted and loss classed as likely to include some BMV land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test passed. 	<ul style="list-style-type: none"> - Ensure that new housing is steered away from areas of identified flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the sites, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The sites are relatively poorly located in respect of the urban edge of Swadlincote. - The sites are well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). However, the sites are less well related to local centres (1500m). 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - NO HERS sites within area although site adjacent to HERS site (HER22203) 	<ul style="list-style-type: none"> - None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure sites connect to existing local public rights of way, cycle routes. .
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The sites are greenfield. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The sites are located in an area of lower sensitivity, according to the County Council's Areas of multiple environment sensitivity. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site are well contained by existing landscape elements, such as existing development and roads to the north and east, and Hedgerows, trees and woodland to the south and west. - Existing landscape elements could help integrate new development into the wider landscape. - This land parcel could contribute towards green infrastructure provision locally, including forest planting. - Uncertain effects have been identified due to the lack of information held regarding potential site design and layout. 	

Version 1c

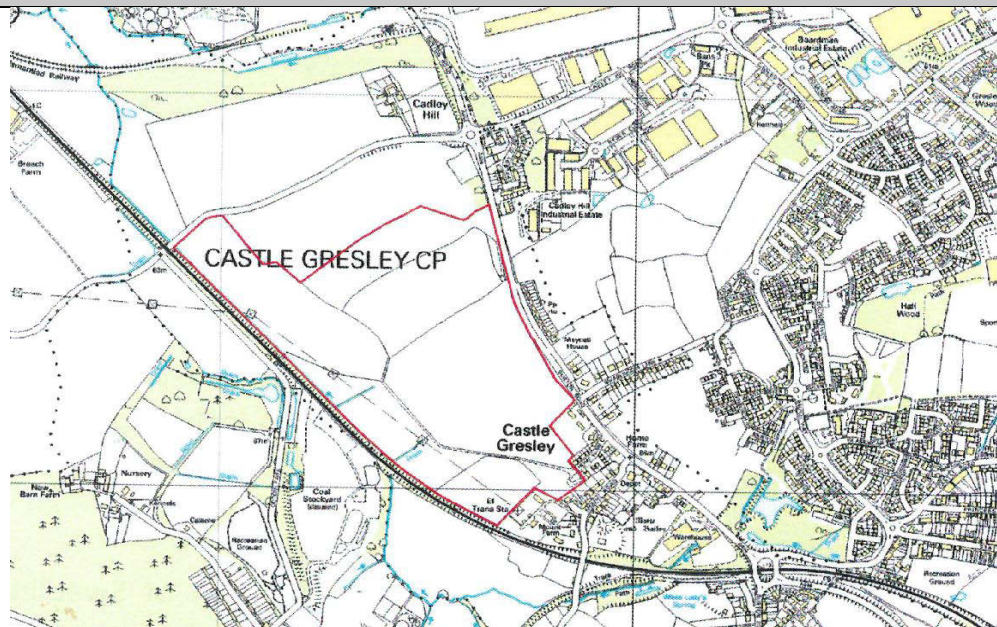
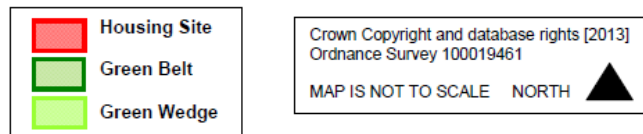
Site 16 S0254: Castle Fields, Swadlincote

Description:

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
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 within 1km of a statutorily protected wildlife site such as SSI or SAC and is not in the catchment of the he River Mease SAC	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. - Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is within 300m of two wildlife sites (SD306, Castle Mound) and SD360 (Whitelady Springs)	
	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	- There is potential for biodiversity gain on all sites. The site is within the National Forest and site master plan indicates 30% tree planting on site together with new informal and formal open space and SUDS provision.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in Swadlincote and South Derbyshire.	
	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?		<ul style="list-style-type: none"> - The site could improve access to local open space including National Forest Planting and the other local leisure resources including trim trail, sports pitches and allotments included within the site master plan. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes. - Include a general National Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - The site is located around 1500m from Gresleydale Healthcare Centre. Development could help fund improvements to local medical facilities. - No new facilities are proposed on site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - New local centre, school and sports pitches proposed on site 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. - A new primary school is proposed on site - Education provision would take place in phase 1 of proposed development. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly or better bus route which is accessible within 400m of the site - Local centre is on site. - The nearest secondary schools, are Pingle and William Allitt (William Allitt is full although Pingle has some capacity to accommodate growth. A new primary school is proposed on site - It is expected that education provision could be deliver at the same time as growth. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development will deliver new local centre, primary school, sports provision and safeguard an area for a train station to serve the National Forest Railway Line (currently not used for passenger traffic). - The new local centre and primary school could potentially serve the nearby Cadley Hill Site. 	
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"> - Traffic generated by the site would likely impact on the A444. It is unclear whether impacts would be significant. 	<ul style="list-style-type: none"> - Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is opportunity to improve local walking and cycling provision including strengthening Cycle links between Castleton Park and the Golf Course site to the north of Tetron Point. The master plan proposes two crossing points across the A444 and links into cycling routes on Castleton Park and Cadley Hill. - There is an hourly or better bus service which runs along the A444 to the east of the site - The site earmarks land to accommodate a passenger railways station should the National Forest Line be reopened. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - May be requirements to increase capacity at Stanton WWTW which could serve this development - Local capacity improvements to the sewerage network required to support development at the scale proposed. - Superfast broadband coverage available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. Would have less significant benefits following site build out although new residents would help to support local shops and services.	- 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will incorporate the delivery of a new local centre including shops - New development in this location could make a limited contribution towards sustaining local services in Swadlincote town centre 3.5 km away.	- Ensure good connectivity to Swadlincote and Church Gresley.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development of this nature is unlikely to have any significant impact on local water quality. - Nitrate Vulnerable Zone = Groundwater and Surface Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Based on agricultural land classification maps held by the Authority land would be Grades 2 and 3. Around half the site is identified as being Grade 2 and is best and most versatile. In respect of the grade 3 element it is unclear whether this could be BMV land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - This site is almost entirely located outside of an area at fluvial flood risk. - There is a small area of flood risk on the western edge of the site close to the railway line although this part of the site is set aside for National Forest planting and therefore development will have no discernible impact on flood risk locally. - Site would pass the sequential test (subject to appropriate design) 	<ul style="list-style-type: none"> - Ensure that new housing is steered away from areas of identified flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is adjacent to existing committed development on the edge of Swadlincote. - The site is well related to an hourly bus service (bus stops within 400m) and employment land (site within 2km). A new local centre and school is proposed on site. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - HERS site 17812 located within site (Castle Gresley Sand Pits, Smithy and Quarry) 	<ul style="list-style-type: none"> - Direct development away from HERS site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure sites connect to existing local public rights of way, cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is agricultural and development would lead to the loss of 26ha of productive land. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - This site is located to the west of the A444 which forms the western extent of Swadlincote. Development past this defensible boundary could represent a significant intrusion into the countryside. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is bounded to the east by Burton Road and the Cadley Hill Site. And to the west by the National Forest Railway line. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation which would account for >30% of the site. - New strategic landscaping along the railway line and northern edge of site to reduce landscape effects 	

Version 1d

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

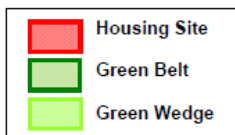
Description:

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

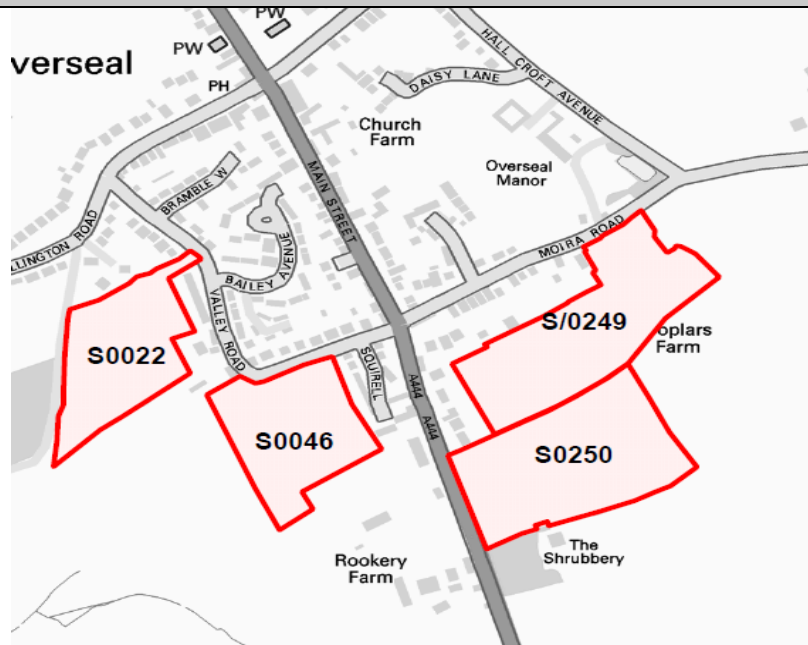
The sites are bounded by Moira Road and the village of Overseal to the north and the A444 and existing residential properties to the west. The site is open to the countryside to the south and east.

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

Key



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 or nationally important wildlife sites?	Yes	- The sites would be served by Overseal WWTWs which discharges to the River Mease SAC. These sites are a SSSI and SAC and are failing to meet WFD and water quality targets, identified as necessary to ensure the integrity of the site. It is unlikely that this level of growth could be fully accommodated within existing WWTW capacity.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees where possible. - Include policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites including the R. Mease SAC
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- The sites are within 300m of site SD378 (Overseal Church Meadow).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the sites will include the creation of new habitats or tree planting, although this is likely, given the sites location within the National Forest and extant National Forest Planting Guidelines.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the sites.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide deliver of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The sites could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- The 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?	Yes	- 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"> - Development is likely to deliver new local space and connect to existing informal local space, owing to its National Forest Location. - Existing recreation provision is 600m from the sites - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes. - Include a general national Forest Policy to support open space and public access in the forest area.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located on Hall Croft Avenue, within 400m of site. - Development could help support improvements to the sites. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The sites is located within 600m of local recreation provision and 800m of the village primary school and village centre. - Could connect to an existing extensive PROW network in this area. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
.To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools, are Pingle and William Allitt, both in excess of 4km). There may be capacity to accommodate growth at Pingle. - There may be capacity to expand the village primary school, although this is uncertain. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, this area has relatively high levels of deprivation. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly bus service (none in the evening) connecting Overseal with Ashby, Swadlincote and Burton. This is accessible within 400m of the site on Moira Road. The sites are within 800m of the village centre. - The sites are located adjacent to the village, and have access to a limited range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development at the scale proposed, would have an uncertain impact in respect on traffic congestion locally. 	<ul style="list-style-type: none"> - Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure National Forest Policy.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is a twice hourly bus service between Ashby, Swadlincote and Burton serving this area. - Off road cycling provision in this area is undeveloped. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is unlikely to be sufficient capacity to accommodate sites of this scale at Overseal WWTW within the consented headroom. - It is unlikely that STW would be able to increase headroom at the site given the ultrasensitive nature of the River Mease, which receives treated fowl flows from this treatment works. - Superfast Broadband coverage 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 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 Overseal 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 village.	- Ensure good connectivity to overseas village centre and community facilities
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The sites are not previously developed and will not regenerate existing built up areas. - The contribution these sites could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduce consumption of materials?		- The sites are almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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. (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 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?		- 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"> - Development is likely to exacerbate existing water quality issues within the Mease SAC if it were to come forward unabated. Where existing development can be accommodated within existing headroom of the WWTW, impacts could be mitigated through the collection of developer contributions to fund works to improve water quality. This could ensure no deterioration in water quality. - Nitrate Vulnerable Zone = Yes surface and groundwater - Groundwater Protection Zone = Yes within total catchment. 	<ul style="list-style-type: none"> - Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents. - Inclusion of policy to support River Mease DCS to ensure development do not affect the integrity of the SAC
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The sites are greenfield. - Based on agricultural land classification maps held by the Authority, the land would be Grade 2 and would result in the loss of best and most versatile land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed. 	<ul style="list-style-type: none"> - Ensure that new housing is steered away from areas of identified flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms, homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The sites are relatively well located in respect of day to day retail needs and primary school provision (800m), although is in excess of 2km of the nearest large scale employment area (Tetron Point is 4km). The sites are also poorly related in respect of supermarkets and secondary school provision. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development could affect a cluster of listed building to the west of the site on the A444 and a listed building to the immediate north of the site on Moira Road. - It is unclear whether there is potential for in ground archaeology in this area. - NO HER within the site 	<ul style="list-style-type: none"> - None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure sites connect to existing local public rights of way, cycle routes. .
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The sites are almost entirely greenfield. 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform the site layout. - That sites deliver biodiversity gain in line with objectives of national planning policy
	Does it respect and protect existing landscape character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The sites are well contained by existing development and roads to the north and west but is poorly contained to the south and east. - Existing landscape elements around the southern and eastern edges are weak and there are few landscape elements within the sites. - This land parcel could contribute towards green infrastructure provision locally including forest planting. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

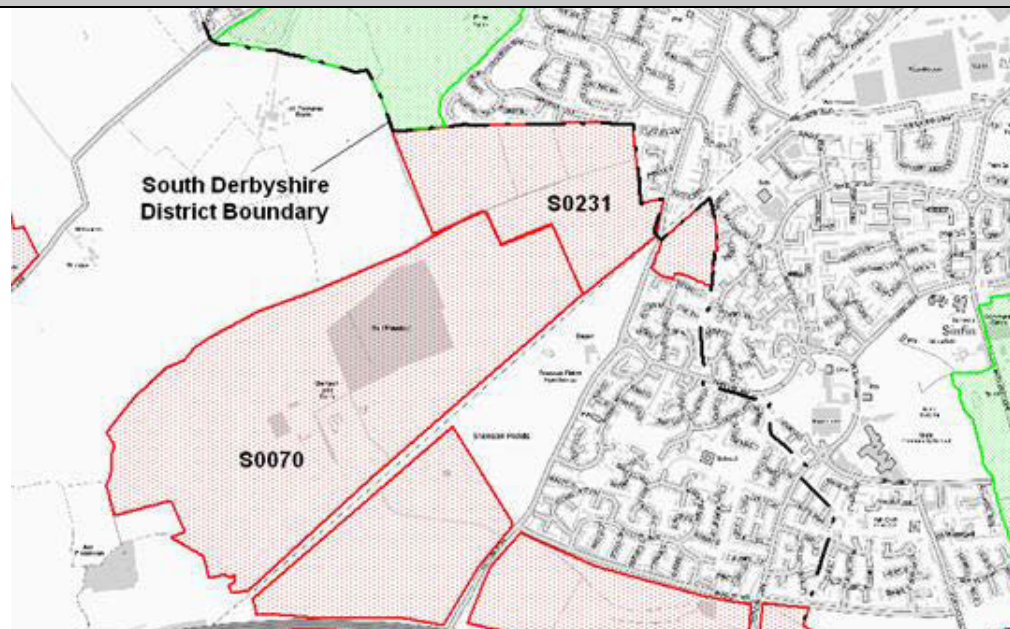
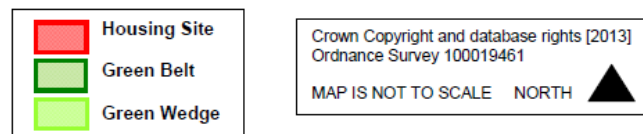
Site 18: S0070 Stenson Road (West of Railway), Stenson Fields

Description:

The site (S0070) lies on the southern side of the city and is dislocated from the southern part of the City by site S0231. The site comprises of arable agricultural land, which is interspersed with trees and hedgerows. The site is not located within the Green Belt, or immediately adjacent to a Green Wedge in Derby City.

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site.	<ul style="list-style-type: none"> - Retention of existing habitats including hedgerows and trees wherever possible. Retention of Hell Brook CWS - Requirement for strategic buffer around this site
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- Hell Meadow Wood (SD157), a non-statutory County Wildlife Site is located within site S0070. This is secondary woodland, which has developed on a ridge and furrow 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	<ul style="list-style-type: none"> - There is potential for biodiversity gain on the site given the scale of the site, although no information or site master plan has been submitted by the developer to inform an appraisal. - A number of trees are protected in the southern part of the site. 	
	Will it protect sites of geological importance?	Yes	- No RIGS site within 1km.	
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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City, in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> - Development is likely to include some open space provision as part of the site design, although no information on the site layout and design has been provided for this site. - May be potential to improve accessibility to woodland on site, although this is unclear. - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities, although the nearest health centre is around 2.0km (depending on access) from site S0070. - It is unclear whether a proposal could deliver additional healthcare provision either at an existing site, or on site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The closest primary school, local centre and sports pitches are located in excess of 1500m from the site. - There may be potential to provide these facilities on site, although no site master plan has been submitted for the site. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Sinfon Community School, Noel Baker Community School and Merrill College may be able to accommodate some secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwell. This school is at capacity. - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth. - It is likely that a new primary school would need to be delivered on site. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to one of the most deprived wards in the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is poorly related to existing services by foot within Sinfon Local centre, located 1500m to the west. - This area is currently poorly served by public transport, but there is presently no metalled service from the site to routes running up Stenson Road or along Oaklands Avenue. - Depending on access and development to the north, the site could be within 400-800m of the nearest bus stops, with access to a four times hourly bus service. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The scale of the site could justify the requirement for the provision of on-site local services and facilities, although very little is known about development proposals for the site. 	
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"> - There are limited access opportunities onto this site. - The site is within the vicinity of a grade separated rail crossing at Stenson Road, which experiences medium to high levels of congestion, although there may potential to seek an improved two lane bridge, if the existing crossing is replaced as part of the electrification of the railway line, later in the Plan period. - It is unclear where access to/from the site would be located. - There are also localised capacity issues on other local roads, such as Goodsmoor Road, and Blagreaves Lane. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The area immediately around the site is poorly served by public transport. - There are currently 4 buses an hour along Stenson Road, although depending on access arrangements, services could be beyond acceptable walking distances. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network. Without which, the existing network would be overloaded and could lead to increased incidents of sewer overflows. - Superfast broadband coverage is available in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services. 	- None identified
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Development would support the creation of construction based jobs on a temporary basis. 	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect). 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy. 	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - It is uncertain whether additional shopping facilities would form part of any development proposals. - Vacancy rates in Sinfon District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support and increase the vitality of the centre, by increasing the number of local residents who could use the centre. Although the nature of the site may mean homes are located a significant distance from the local centre. 	- Ensure good connectivity to Sinfon/Sunny Hill.
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"> - This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development. 	<ul style="list-style-type: none"> - An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> - New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters). 	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> - It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space 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?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - 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"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of overflows locally. - Nitrate Vulnerable Zone = Surface water only. - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents including from railway line.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority, the land is Grade 3b and would not result in the loss of best and most versatile land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The Hell Brook forms the northern boundary of the site and there is limited flooding around this watercourse, although given the scale of flooding and the size of the site it is likely development in areas of flood risk can be avoided. - There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. - Sequential test is likely to be passed subject to appropriate design and layout. 	<ul style="list-style-type: none"> - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is relatively poorly located in respect of day to day retail needs and primary school provision, given its DUA Location, (1500m). Public transport is located 400-800m depending on site access. The nearest large scale employment area (Goodsmoor Road 1500m). 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. - There is remnant ridge and furrow in this area, including within the wildlife site. - HERS 27430 (ridge and furrow within site) - The potential for below ground archaeology within the site is unknown 	<ul style="list-style-type: none"> - None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - There is limited potential to improve access to cultural heritage features in this area, due to the lack of identified features. 	<ul style="list-style-type: none"> - Ensure sites connect to existing local public rights of way, cycle routes. .
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is greenfield. 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity. - Development of the site would result in a long vertical development along the railway line, from the urban area into the open countryside. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape. - There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line, which in places is screened by an existing tree belt. - It is uncertain whether landscape elements will be retained within development. 	

Version 1d

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

Description:

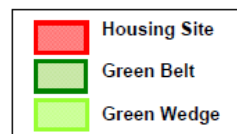
The sites lie on the southern edge of the built up area of Derby, extending from the Stenson Fields estate to the A50. The cross boundary sites consist of three sites, two in South Derbyshire and one in Derby City. However, from the information available to us, they could come forward as a holistic development.

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

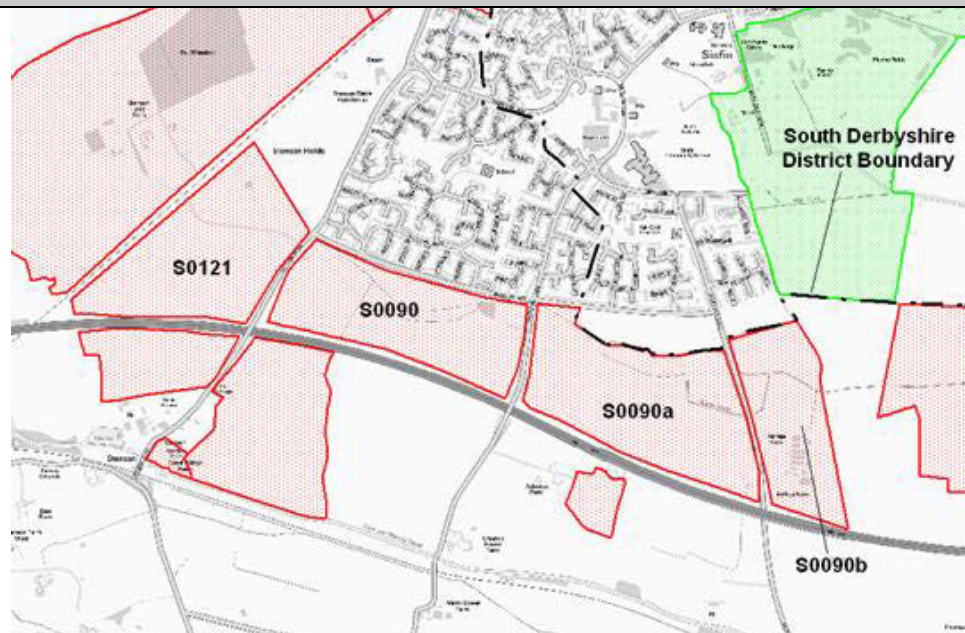
A 16.75ha site immediately to the west of Stenson Road (and north of the site) already has consent for 487 dwellings, and is currently being built out.

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

Key



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 or nationally important wildlife sites?	Yes	- The sites are not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site.	<ul style="list-style-type: none"> - Retention of existing hedgerows and field trees on site including hedgerow and water course which runs west to east through the site - Requirement for strategic buffer between Railway Line and A50.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no non statutory wildlife sites within 300m of the sites.	
	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	<ul style="list-style-type: none"> - There is potential for biodiversity gain on the sites given the scale of the sites, - The vision/master plan submitted by the developer identifies proposals for a strategic green buffer to the north of the A50, the retention of existing hedgerow around field boundaries and new open space. 	
	Will it protect sites of geological importance?	No	- The sites are partly located on Sinfin Moor Rigs site. This sites forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on these sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The sites could contribute to overall housing need in South Derbyshire and Derby City, in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- These sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> - Development is likely to include some open space provision as part of the site. - There is potential to make proposed landscaping public access. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities within Sinfen which is located around 750m to the north of the site, although it is unclear whether this facility could accommodate expansion. - It is unclear whether a proposal could deliver additional healthcare provision either at an existing site or on site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Primary school sports pitches and a local centre would be located on site. - The site lies around 750m from the existing local centre located at Sinfen. 	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site. 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site. 	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Sinfen Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwell. This school is at capacity. - A new primary school is proposed on site. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to one of the most deprived wards in the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is well related to existing services by foot within Sinfen Local centre, located 750m to the north. This area is currently well served by public transport. - Bus stops are located to the north of the site on Wragley Way (within 400m). This route is served by a four times hourly service. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Proposals include a new primary school and local centre in addition to new informal open space and sports provision. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site, in isolation within the Plan period. - However, the development of multiple sites in the Chellaston and Sinfen Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are currently 4 buses an hour along Stenson Road and Wragley Way, although depending on access arrangements, services could be beyond acceptable walking distances. - The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites proposed in this area, including Infinity Park and Stenson Field. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which, the existing network would be overloaded and could lead in increased incidences of sewer flooding - Superfast Broadband coverage in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Small scale shopping provision on site would augment existing facilities located in Sinfin District Centre to the North of the site. - Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to Sinfin District Centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- These are greenfield sites, so it will not help regenerate existing built up areas, but could reinforce local design and character.	- 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 sites almost entirely greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- An appropriate design policy could help ensure that 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. (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 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?		- 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"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = around a fifth of site S0121 is within a NVZ for surface water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise, light and water mitigation policy is included in the Plan to protect new and existing residents including from railway line and A50.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the A50 could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The sites are greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority, the land is mainly Grade 3b. However, this is a pocket of Grade 3a land covering around 10% of the site (which is Best and Most Versatile) located on the western edge of the site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS. - Site development is unlikely to have any discernible impact in respect of this objective. - Sequential test passed 	<ul style="list-style-type: none"> - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The sites are located within 750m of Sinfon District Centre and will provide a new local centre on site. Public transport is located within 400m of the sites. Primary school provision will be on site. The nearest large scale employment area (Goods Moor Road) is located 2km to the north, although could also be within 2km of Infinity Park depending on the route taken by the proposed integrated transport link. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. - There is remnant ridge and furrow in this area - No HERS records within site area although HERS site adjacent to/close to western part of the site. 	<ul style="list-style-type: none"> - Ensure appropriate archaeology surveys undertaken to inform site design.
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"> - There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfon Moor Area. 	<ul style="list-style-type: none"> - Ensure sites connect to existing local public rights of way, cycle routes.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is greenfield. 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including field trees and hedgerows and Hell Brook - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The sites are not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Existing landscape elements such as hedgerows and trees are proposed to be retained and could help integrate new development into the local landscape. - Opportunity exists to significantly soften the abrupt urban edge along Wragley Way and a strategic landscape buffer is proposed between new homes and the A50. 	

Version 1d.

Site 20: S023: Land at Primula Way, Sunnyside

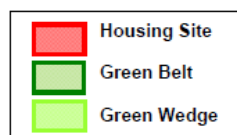
Description:

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

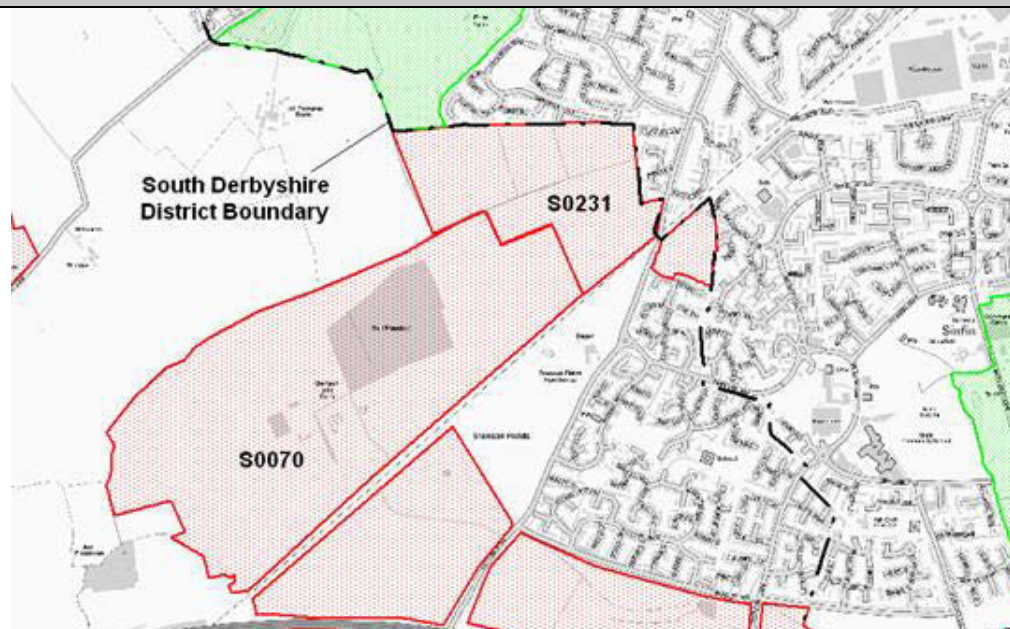
The Derby to Birmingham railway line forms the eastern boundary of the site and separates the site from the residential community of Stenson Fields. The site to the east of the railway has planning permission for up to 500 dwellings as part of the conjoined inquiry (9/2007/0020).

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

Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> - Retention of existing field boundaries on site - Potential for habitat creation around Hell Brook.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Hell Meadow Wood (SD157) is located 300m within 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	- There is potential for biodiversity gain on the site. There is a central green space corridor which will include tree planting proposed through the centre of the part of the site covered by existing outline permission. In addition there is a significant easement either side of the Hell brook and a SUDS proposed on site.	
	Will it protect sites of geological importance?	Yes	- Development is located within 500m of Sinfin Moor Rigs but would not affect 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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites.
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - Development I will include some informal open space provision on the consented part of site, although there is no information on provision. the remainder of the site. - Existing facilities 1,200m - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities although the nearest health centre around is around 1.5km (depending on access) from site. - It is unclear whether proposal could deliver additional healthcare provision either at an existing site or on site 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The closest local centre is Blagreaves Local Centre (within 800m) and sports pitches are located in excess of 1200m from the site. Bus stops are within 400m of the site. - There may be potential to provide these facilities on site although no site master plan has been submitted for the site - Performance against the SA could be substantially improved through provision of sports pitches on site 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Development would remove a number of existing and planned communities out of an area of identified flood risk. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Sinfen Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. It is unlikely that these schools could accommodate strategic levels of housing growth - It is likely that a new primary school would need to be delivered locally to accommodate growth. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to one of the most deprived wards in the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is located around 800m from existing services in Blagreaves Local centre and 1500m from Sinfen District Centre. - This area is well served by public transport with bus stops on Stenson Road and Oaklands Avenue. - Could connect to the existing Sustrans route running up Stenson Road. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The scale of the site could justify the requirement for the provision of on-site local services and facilities although very little is known about development proposals for the site beyond that for which planning consent has been obtained 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The site is within the vicinity of a grade separated rail crossing across at Stenson Road experiences medium-high to high levels of congestion, although there may potential to seek an improved (two lane bridge) if the existing crossing is replaced as part of the electrification of the railway line later in the Plan period. - There are also localised capacity issues on other local roads such as Goodsmoor Road, and Blagreaves Lane 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - This area immediately around the site is well served by public transport. - There are currently 4 buses an hour along Stenson Road and Oaklands Avenue. - Limited potential for cycle route connectivity in this area 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale (especially in combination with growth in Derby City and consented growth at Stenson Fields and elsewhere) on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidents of sewer flooding. - Superfast Broadband coverage in this area. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is uncertain whether additional shopping facilities would form part of any development proposals - Vacancy rates in Sinfen District Centre (within 1500m of the site) are currently around 20%. This is significantly higher than other district centres. New development in this location could support the vitality of the centre, by increasing the number of local residents who could use the centre.	- Ensure good connectivity to Sinfen/Sunny Hill.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help 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. (There is no site master plan or layout provided by site promoters in respect of the site beyond that with outline planning consent).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Surface water only. - Ground Water Protection Zone = No 	- Ensure appropriate noise, light and water mitigation policy is included in the Plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and would not result in the loss of best and most versatile land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The Hell Brook forms the northern boundary of the site and there is flooding around this watercourse, however the outline consent will alleviate this issue and will remove existing homes in Derby City from flood risk. - There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook. - Site is likely to pass sequential test subject to implementation of the proposed flood alleviation scheme 	- Steer development away from areas that are identified as flood risk. Phase site delivery appropriately.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is located 800m in respect of day to day retail needs. Public transport is located 400m distant depending on site access. The nearest large scale employment area (Goodsmoor Road 1200m).	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - No HERS site within this site - It is known potential for below ground archaeology in this area. 	- None identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There is limited potential to improve access to cultural heritage features in this area due to the lack of such features.	- Ensure sites connect to existing local public rights of way, cycle routes. .
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?		- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Existing landscape elements such as trees, hedgerows could help integrate new development into the local landscape. - There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line which in places is screened by an existing tree belt. - It is uncertain whether landscape elements will be retained within development on the southern portion of the site. 	

Site 21: S0100, S100a Lowes Lane (Sites West of Chellaston)

Description:

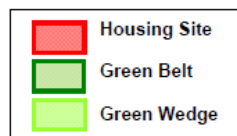
This area consists of two sites (S0100 and S0100a) which together extend some 53.8ha

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

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

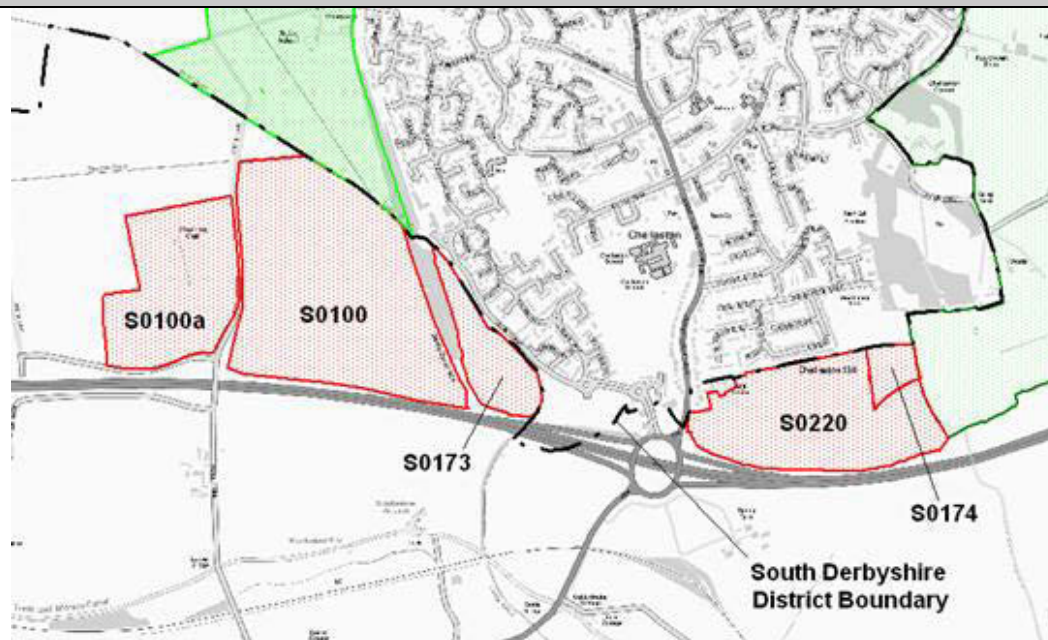
Site S100 is located to the immediate east of a smaller site (S0173) which has outline consent for around 150 homes. Both sites are in single ownership and there is a high level of developer interest.

Key



Crown Copyright and database rights [2013]
Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> - Provide a strategic buffer between site S100 and the Derby and Sandiacre Canal Site - Retain existing hedgerows on site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces permeating the site and formal open space located around the west part of the site. There would also be a significant area of informal space and tree planting to the immediate south of the proposed and consented T12 Link road in Derby City and to the north of the A50.	
	Will it protect sites of geological importance?	No	- Site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - Development proposals include some open space provision on the western part of the site, - The is potential to make proposed landscaping public access 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary) 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Sports pitches and potential local centre on site. - Existing local centre in Chellaston with 400m of the eastern edge of the site - Schools provision within 800m of the site, although may be potential to accommodate new primary and potentially secondary school on site 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to an area with higher than average house prices within the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is well related to existing services which could be accessible by foot and cycle following completion of the T12 link road - This area is currently is well served by public transport and bus stops would be located within 400m of the eastern edge of the site 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Proposals include a new primary school and potentially local centre in addition to new informal open space and sports provision. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. - However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. - The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast broadband likely to be delivered commercially in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Small scale shopping provision on site could augment existing facilities located to the east of the site. - Development in this area could support existing district centre facilities proposed in Chellaston itself and other retail provision proposed on the Chellaston Fields site. - There may be potential to locate a local centre on the site.	- Ensure good connectivity to Chellaston including shops on Holmleigh Way
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site almost entirely greenfield although there is notable potential reuse secondary aggregates or other materials on site during construction phase owing to the significant amount of bunding material around the existing shooting club - 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.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 potential to reuse waste onsite (associated with material currently used in the large bunds surrounding the shooting club). - The use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- Ensure appropriate noise mitigation if the shooting club remains within the site areas
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However there are pockets of land within the site which are grade 2. These cover around 10-15% (which is Best and Most Versatile). 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test passed 	- Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is located from an existing local centre to the east of the site and could provide a new local centre on site. Public transport is located within 400m of the site along Rowallan Way (but could be significantly further depending on access). Primary school is within 800m. The nearest large scale employment area (Wilmor Road) is located in excess of 5km from site, although this site is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology (HERS 27031) - There is high potential for prehistoric archaeology in this area - May be potential for this development to affect the reinstatement of the Trent & Mersey Canal, especially where roads cross the historical canal basin. 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the Trent & Mersey Canal	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is mostly greenfield, although there is shooting club located on a small portion of the western site.	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Existing landscape elements are limited although field margins are usually defined by hedgerows and trees - Opportunity exists to significantly increase strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features 	

Site 22: S0173: Holmleigh Way, Chellaston

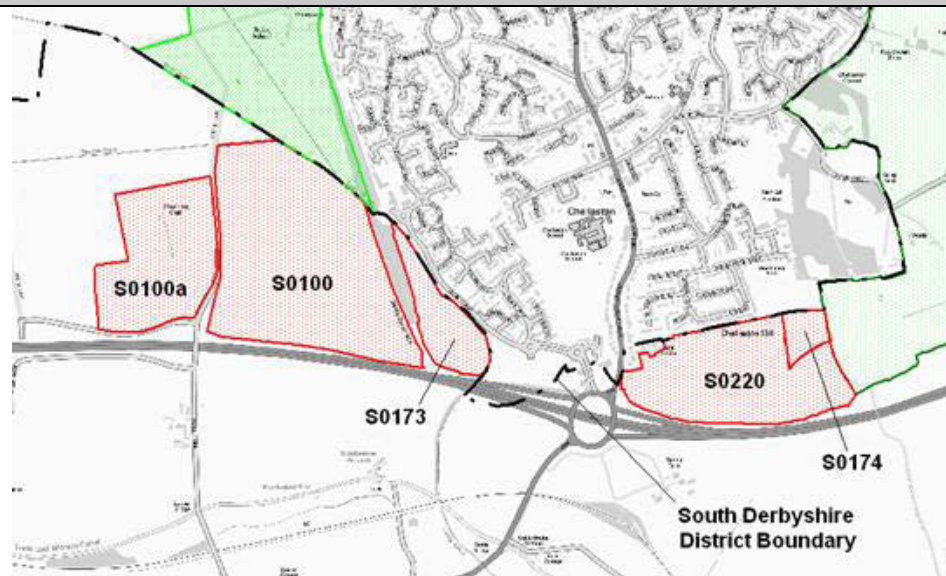
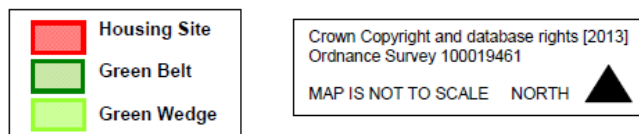
Description:

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

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> - Ensure policy to safeguard and reinforce existing tree belt close to the Derby and Sandiacre canal - Ensure development does not affect the Cuttle Brook or local wildlife sites adjacent to the site and associated habitat/species.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	Could development affect protected species or BAP priority species?	No	<ul style="list-style-type: none"> - Otters have been identified as using the Cuttle Brook within the site. A 10m buffer along the Cuttle Brook is proposed to minimise effects on otter. - Song thrush (A BAP Species) was recorded on site during site surveys. - No protected BAP Species on site 	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site.	
	Will it protect sites of geological importance?	No	- Site is located on Sinfen Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - Development proposals include some informal open space provision to the north and in the central part of the site - Existing sports provision within 600m of the site - Site connects to existing PROW network in this area 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes including through the site and to facilities to the north.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities within Chellaston (within 800m of site boundary) 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Sports pitch within 600m of the site. - Existing local centre in Chellaston with 800m of the site - Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). - Could be further influenced by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area - Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s) 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to an area with higher than average house prices within the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is within 800m of existing Local Centre - This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. - However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. - The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast Broadband likely to be delivered commercially in this area by 2016. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will not deliver further shops or services	- Ensure good connectivity to Chellaston including shops on Holmleigh Way
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes - Detailed design of the site will influence overall site performance. Matters such as materials etc. are still to be resolved through reserve matters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is entirely greenfield and there is no potential for reuse secondary aggregates or other materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 waste onsite.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise mitigation to ensure site is not unduly effected by road noise from the A50 or the T12 link which will connect to Holmleigh Way
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile - The construction of the A50 has severed this area from agricultural land to the south. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Development areas are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Site is likely to be sequentially acceptable subject to new development being steered out of areas at floodrisk 	<ul style="list-style-type: none"> - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of a Primary school and local centre. There may be potential to accommodate a new primary school on the Chellaston Fields site to the west of the Bonnie Prince Island. - The nearest large scale employment area (Wilmore Road) is located in excess of 4.5km from site, although is likely to be connected to the proposed Infinity Park. As such it is assumed that it would be within 2km of a strategic employment site 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - The land lies partially within the area of a glacial lake with potential for Palaeolithic evidence and very close to the barrow cemetery of Swakestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology. There is also evidence for Iron Age and Roman settlement in the area. - There is high potential for prehistoric archaeology and moderate or high potential for Roman archaeological remains to be discovered on the site and moderate potential for Anglo-Saxon remains. - Site development as set out in the consent for the site would not affect the reinstatement of the Derby and Sandiacre Canal 	<ul style="list-style-type: none"> - Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development will improve access to the Trent & Mersey Canal from both this site and homes in west Chellaston and will upgrade footpaths through the site - No HERS within site although adjacent to former canal which is listed as a HERS site 	<ul style="list-style-type: none"> - Require consideration of improvements of local PROW including links to Holmleigh Way
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site would lead to the loss of greenfield (although constrained) agricultural land 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site adjacent to the A50 and CWS.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Existing landscape elements are limited although existing tree belts along Cuttle Brook and the A50 will be retained within the development. - Site is well contained by existing landscape elements and built development - The site will contribute to the delivery of new amenity space on site. 	

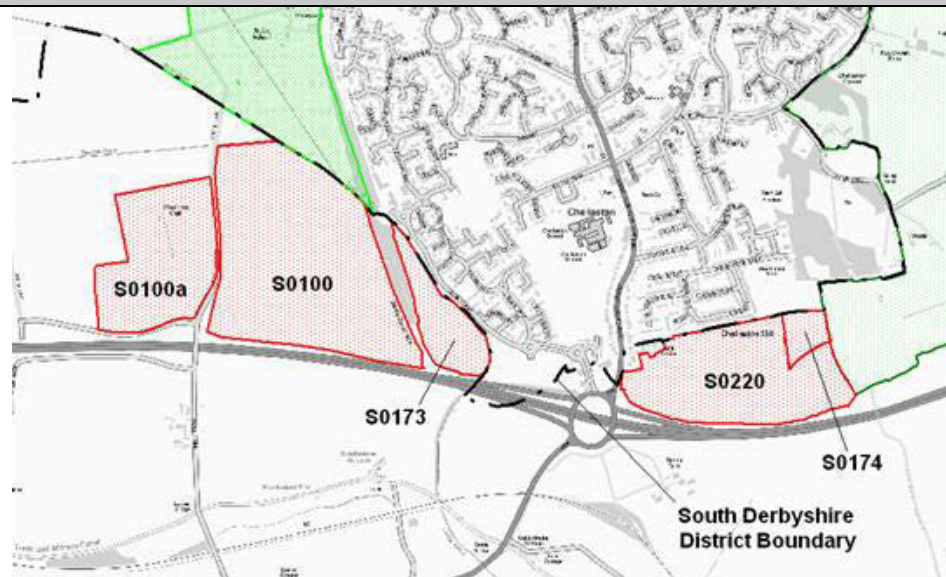
Site 23: S0220 and S0174: Chellaston Fields

Description:

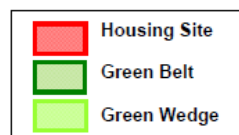
This cross boundary broad location consists of two sites S0220 and S0174. The larger site lies to the east of the A514 off Woodlands Lane, and covers the area of land within South Derbyshire between the eastern edge of Chellaston and the Nottingham-Derby Green Belt. The smaller site immediately abuts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

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

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



Key



Crown Copyright and database rights [2013]
Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Ensure policy to safeguard and reinforce existing tree belt north of A50.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Chellaston Brickworks (DE017) is located to the north of site S0220 - There is one non-statutory wildlife site, which dissects sites S0173 and S0100 - There are no wildlife sites with any of the identified sites	
	Could development affect protected species or BAP priority species?	No	- Potential for Skylark on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces including a large central open space and further open space to the north of the site. Significant planting is also proposed adjacent to the Cuttle Brook and the Derby Canal Wildlife site.	
	Will it protect sites of geological importance?	Yes	- Site is not located within a regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Design and Access Statement for this site indicates that a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. Detail to be provided through reserved matter applications	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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"> - Development proposals include some open space provision on the western part of the site, - The is potential to make proposed landscaping public access 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Could help fund improvements to local medical facilities within Chellaston (within 400m of site boundary) 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Sports pitch within 600m of the site. - Existing local centre in Chellaston with 800m of the site - Schools provision within 800m of the site, although may be potential to accommodate a new primary school and local centre on Chellaston Fields site to the west 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - Development could deliver enhancement to the existing public footpath that connects the A514 with the Holmleigh Way/Crown Way roundabout through improved surfacing and lighting (subject to confirmation of land details). - Could be further influenced by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - The applicants have proposed a package road-safety related improvements for the A514/Chellaston High Street traffic signal junction, to include non-widening measures such as enhanced road signage, markings and high friction surfacing. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area - Primary school provision could be met on adjacent Chellaston Fields site or in local village school(s) 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This site would ensure affordable housing delivery close to an area with higher than average house prices within the city. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is within 800m of existing Local Centre - This area is currently is well served by public transport and bus stops would be located within 400m of the site on Holmleigh Way 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Given the scale of the proposal it is unlikely that this site would deliver significant new shops or community facilities. However it could contribute towards the expansion of, or sustaining of existing facilities. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. - However the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements services could be beyond acceptable walking distances. - The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way) 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast broadband to be delivered commercially by 2016 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. Would have less significant benefits following site build out although new residents would help to support local shops and services. .	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it 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 is unlikely to have any 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will not deliver further shops or services	- Ensure good connectivity to Chellaston including shops in Chellaston District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes - Detailed design of the site will influence overall site performance. Matters such as materials etc. are still to be resolved through reserve matters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is entirely greenfield and there is no potential for reuse secondary aggregates or other materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. This is an issue that is likely to be finalised through the detailed application process and discharge of conditions.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of combined sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- Ensure appropriate noise mitigation from the A50 to the south of the site
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development could lead to an overall increase in noise pollution given the proximity of the site to the A50 and A50 Slip road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is Grade 3b and as such not best and Most Versatile 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Development areas are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test passed 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
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"> - Provision of a new local centre and primary school is expected to be on site - The nearest large scale employment area (Wilmore Road) is located in excess of 3.5km from site - The site would be within 3km of the proposed infinity commercial area in Derby City. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would lead to the loss of existing in ground heritage features - Features on the site appear to be from a number of phases of activity from prehistoric to the roman period - These have been fully recorded and mitigation is in place to preserve these in record. - HERS record on site S0174 (HER27025) 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Results of archaeological assessment undertaken to inform planning decision on site are available for public reference	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site would lead to the loss of greenfield agricultural land	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site including along the A50 and greenbelt to the east of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity - Part of this eastern edge of the site which comprises higher ground could be visible from the Trent and Mersey Canal 1.2km to the south west although 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Existing landscape elements are limited although existing tree belts along the south east and north of the site will be retained - The site will contribute to the delivery of new amenity space and attenuation ponds on site. 	

Site 24: S0227, Land at Sinfin Moor, Derby

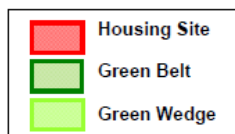
Description:

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

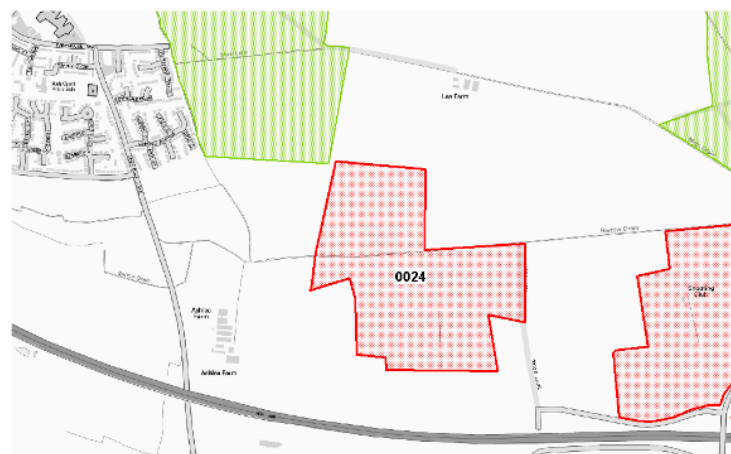
There is presently no development around this site and the land would be dislocated from existing built development within the urban fringe.

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

Key



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



Crown Copyright and database rights [2010]
Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Sinfen and Chellaston around 1.5km from the site - It is unclear whether strategic growth would support the delivery of new medical facilities on site	
	Will it promote healthy lifestyles?		- Site is located around 1.5km of a local centre (although development at neighbouring sites could significantly lessen this distance). The nearest primary school is around 1200m distant whilst sports pitches are located 2.5km distant. The nearest local or district shopping centre is located 1.5km. - Site performance could be significantly improved where onsite facilities are provided, or where other nearby sites are bought forward and developed according to identified master plans. - There are no identified impacts from site development in respect of this issue	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfen Community School, Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwell. This school is at capacity - It is unclear how primary schools would be accommodated in this area. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	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?		- This site is located away from existing residential areas. - Could provide housing well related to a proposed commercial area in Derby City in the longer term.	- 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 would be within 800m of nearest bus stops as the crow flies, although could be further depending on access and layout of site - There is presently no metalled surface between the site and nearest bus stops - The construction of the integrated south Derbyshire link road could significantly improve site performance.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could help sustain existing (or proposed nearby services) and could help deliver improvements to local public transport provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. - However the development of multiple sites in the Chellaston and Sinfen Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally	- 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?		- Site is within 800m of closest bus route - There is potential for this site to link up to existing and proposed walking and cycling routes proposed as part of the infinity park and other local development schemes	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer flooding. - Superfast Broadband is likely to be delivered commercially by 2016 in this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is uncertain whether additional shopping and other leisure provision would be made on this site - Vacancy rates in Sinfen District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support the vitality of the centre, by increasing the number of local residents who could use the centre, although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to Sinfen and Chellaston.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site almost entirely greenfield and there is no potential to reuse demolition materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 construction materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise mitigation from the A50 to the south or Shooting club to the east of the site.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - The proximity of the site to existing shooting club, or the future Infinity Park Commercial area could lead to an increase in noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 2 land covering around 10% of the site (which is Best and Most Versatile) located centrally. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Around one third of the site is located at high or moderate levels of flood risk and development in this area could exacerbate flood risk locally. - Site is unlikely to be sequentially acceptable although may be limited potential to accommodate housing in area in Zone 1. It is likely that site would not be sequentially preferable, if site is included in the Plan exceptions text may be required. 	<ul style="list-style-type: none"> - Steer development to parts of the site at lower levels of flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 1500m of Sinfon District Centre and Chellaston Local Centre. Public transport is located within 800m of the site. Primary school provision is 1200m although this is not the current catchment school. The nearest large scale employment will be Infinity Park to the immediate north). 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this - There is potential for below ground archaeology (including features associated with the RIGS designation on site) - No HERS records on site 	<ul style="list-style-type: none"> - Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfon Moor Area or improve connectivity of this part of Derby City to the Derby Sandiacre canal basin (once reinstated) and the existing Trent and Mersey Canal. 	<ul style="list-style-type: none"> - Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts to the west and south, and hedges defining other field boundaries within the site which could be integrated into site - Opportunity exists to deliver biodiversity gain and habitat creation on site - It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan. 	

Version 1d.

Site 25: S0072, Phase 2 Boulton Moor, Derby

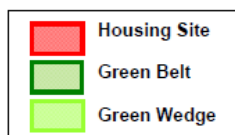
Description:

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

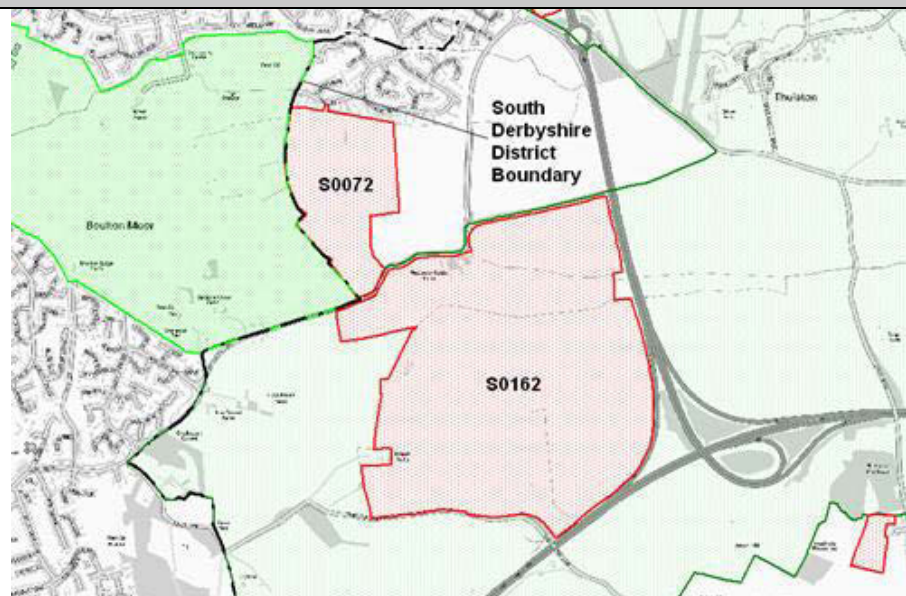
It forms an extension to a larger site which was granted outline planning consent for 1,058, local centre, sports pitches and primary school in 2009. The site abuts a proposed housing site location in derby city which lies to the immediate west in the green wedge.

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

Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure policy to safeguard and reinforce existing tree belt north of Snelsmoor Lane.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the sites	
	Could development affect protected species or BAP priority species?	No	- Potential for GCN and foraging bats on site - Hedgerows provide nesting habitat for BAP bird species.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The Environmental Statement and concept master plan which was submitted for both sites indicates that this site would include new informal and formal open space. Development would also protect the existing tree belt along Snelsmoor Lane and strengthen tree planting around the north and west of the site.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Uncertain	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		- The site would support delivery of significant new informal and formal open space as part of the wider master plan for phases 1 and 2 of the Boulton Moor Development.	- Ensure new development improves access to local walking and cycling routes.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located within 2km at Keldholme Lane - It is unclear whether strategic growth would support the delivery of new medical facilities on site although provision is made in the phase 1 site for community facilities so could be accommodated where need is established	
	Will it promote healthy lifestyles?		- Site is located within 400m of proposed local centre (on phase 1 site). The nearest primary school would also be on site. - Sports pitches would be on site (although these would be located to the east of the A6 around 800m away)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development would contribute towards bus priority measures and safety improvements on the A6 off site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - There are proposals for a primary school to be provided within the site - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	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?		- There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable.	- 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 would be within 800m of nearest bus stops as the crow flies, - New services would serve the phase 1 and 2 Boulton Moor Site - Land is set aside for a proposed park and ride serving the A6 corridor. This will be around 800m from the phase 2 site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would deliver a new local centre, sports pitches, primary school, informal open space, and potentially community facilities. The site could also support the development of a park and ride to the north of the phase 1 site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would support the delivery of improved bus services locally and would contribute to the delivery of bus priority measures along the A6. - Would support the delivery of a park and ride to serve the A6 transport corridor - Enhance walking and cycling provision on site is proposed	- 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?		- Site will be within 400m of a bus route as consented phase 1 scheme is built out - Development includes proposals to enhance walking and cycling routes on site - Development could support the delivery of the park and ride site to serve the A6 Corridor	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site would support the delivery of enhanced local centre proposed as part of the phase 1 development	- Ensure good connectivity to the consented (but not yet started) local centre within the Phase 1 Boulton Moor Development
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However this is a pocket of Grade 3a land covering less than 10% of the site (which is Best and Most Versatile). This area is located in the south west part of the site. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk in the Districts SFRA, however Environment Agency mapping indicates around a quarter of the site (towards the southern part of the site area) is at fluvial flood risk. Land in this area is raised compared to land to the west in the City and it is unclear whether EA flood maps are accurate. Further assessment of flood risk in this area is required. - Site may pass the sequential test depending on site layout and identified flood risk. 	- Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	- Continued liaison with EA in respect of flood risk on site
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre and Public transport is located within 800m of the site. Primary school provision would also be on site. The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site.	- Appropriate transport policy to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	- Appropriate energy policy to be included in plan
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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas - No HERS records within the site - There may be potential for in ground archaeology 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to Elvaston Castle Historic park and Garden to new and existing residents living in the city to the immediate north of the site	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts, including substantial tree belt along Snelsmoor Lane. - New peripheral planting and informal open space proposed - Opportunity exists to deliver biodiversity gain and habitat creation on site 	

Version 1d

Site 26: S0041, Phase 3 Boulton Moor, Derby

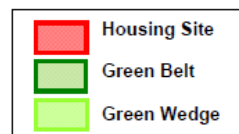
Description:

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

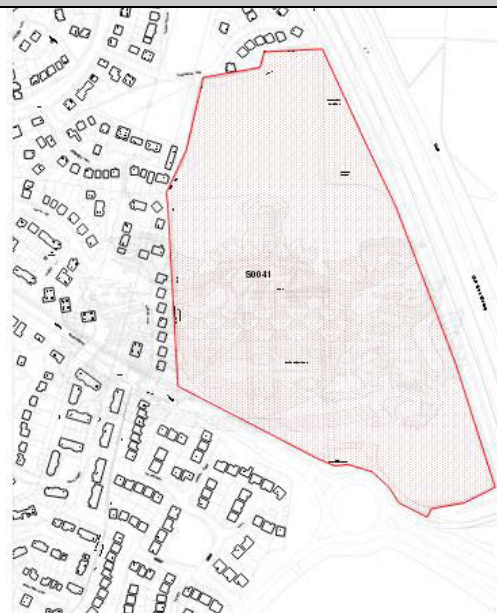
The site is physically separated from the phase 1 and 2 Boulton Moor sites and occupies an area of land between the existing urban edge and the A6 which has been severed from the remainder of the greenbelt in this area by the development of the A6.

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

Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- Ensure policy to safeguard and reinforce existing planting around the A6
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the sites. Elvaston Castle LNR is located within 400m 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	- Given the scale of the site there is potential to deliver tree planting and habitat creation on site - No indicative master plan is held for this site	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes including around Elvaston Castle.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1.5km from the site on Keldholme Lane - Site could contribute to new health facilities on phase 1 and 2 site within 1km	
	Will it promote healthy lifestyles?		- Site is located within 800m of proposed sports pitches. - Site could be within 800m of new primary school for phase 1 sites - Closest school in the city is within 1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impacts	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area - There are proposals for a primary school to be provided within the Boulton Moor Phase 1 site - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	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		- There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable.	- 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 would be within 400m of a twice hourly bus stop serving Derby City, Shardlow and East Midlands Airport - Land is set aside for a proposed park and ride serving the A6 corridor. This will be around 400m from the phase 3 site. - There is off road cycling provision immediately outside this site along the A6, as well as provision along Shardlow Road and around Elvaston Castle in South Derbyshire	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could support the provision of a new local centre in the phase 1 site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development could support the delivery of improved bus services locally and would contribute to the delivery of bus priority measures along the A6. - could support the delivery of a park and ride to serve the A6 transport corridor - The site would be able to connect to existing off road cycling routes along and around the A6.	- 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?		- Site will be within 400m of an existing hourly or better bus service - Development could support the delivery of the park and ride site to serve the A6 Corridor - Development could connect to existing cycling routes around the site	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding - Superfast broadband will be delivered commercially in this area by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is uncertain whether development would support the delivery of additional shops and services on site - Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	- Ensure good connectivity to Alveston District Centre and new development in the consented phase 1 Boulton Moor site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- Ensure appropriate noise mitigation from the A6 to the south of the site
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - Proximity of the site to the A6 could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land is mainly Grade 2 and would lead to the loss of land which is Best and Most Versatile. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre consented as part of the phase 1 site and primary school within 800m of the site, public transport within 400m. The nearest large scale employment is Raynesway and Derby Commercial Park both within 2km of the site.	- Appropriate transport policy to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	- Appropriate energy policy to be included in plan
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"> - Could affect the setting of Elvaston Castle Historic Park and Garden, although the site is separated from the park and garden by the A6 Trunk Road. - HER 19702 located within the site (Farmstead, enclosure, ridge and furrow) - There may be potential for in ground archaeology in this area. 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to Elvaston Castle Historic park and Garden to new and existing residents living in the city to the immediate north of the site	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts around the north of the site and along the A6 - New peripheral planting could strengthen planting adjacent to the A6 - Opportunity exists to deliver biodiversity gain and habitat creation on site - No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters. 	

Version 1d.

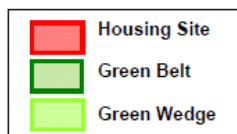
Site 27: S0162 Thulston Fields Farm, Thulston Derbyshire

Description:

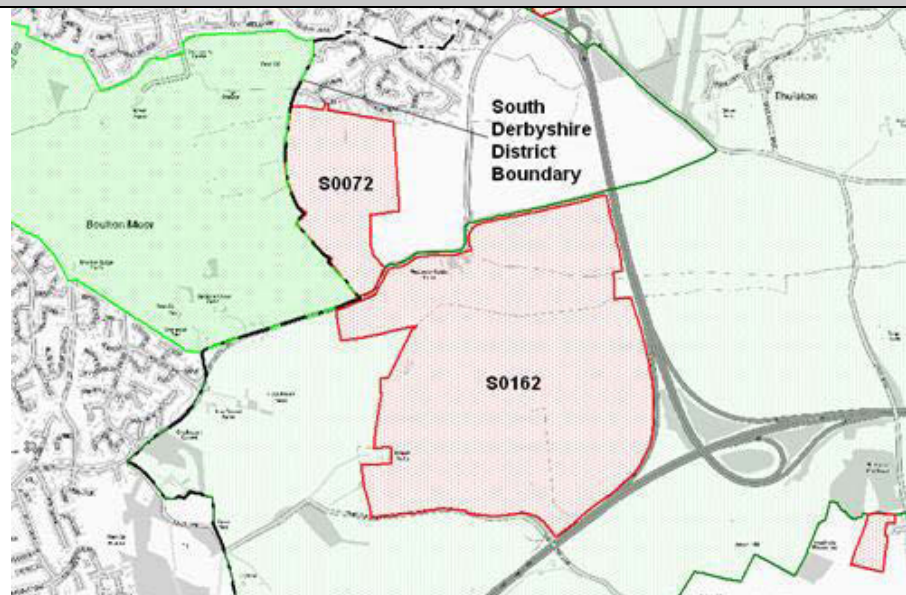
This is a greenfield site which lies to the immediate south of the phase 1 and 2 Boulton Moor Sites. To the east is the A6 whilst to the south eastern lies the A50. To the south west and south western boundaries is open countryside. The site is located within the greenbelt

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

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	- There are no statutory wildlife sites within 1km of this site	- Ensure policy to safeguard and reinforce existing planting around the A6, A50 and Snelsmoor Lane
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the sites.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - No indicative master plan is held for this site	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - Site would have an uncertain effect in respect of delivering new informal open space and sports provision. - However given the scale of the site it is likely that new facilities could be accommodated on site 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes including around Elvaston Castle.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located 2.5km from the site on Keldholme Lane - Site could contribute to new health facilities either on this site or on the Boulton Moor Site to the north 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1200m of proposed sport pitches, local centre and primary school consented within the phase 1 Boulton Moor Site - Given the scale of the site there is significant potential to accommodate new facilities within the development site. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Uncertain impact 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area - A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site would around 400m from an established or proposed local centre. - There are no bus services serving the A6, A52 or Snelsmoor Lane - The phase 1 Boulton Moor site is likely to improve bus access although it unclear what route buses would take, or where bus stops would be located. (access within 800m assumed) - There is off road cycling provision immediately outside this site along the A6, this would be accessible via the Boulton Moor Phase 1 site 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development would help sustain proposed shops and services in the phase 1 Boulton Moor site - Given the scale of the site there is a likelihood that housing would be supported by new shops, community facilities and public transport although no detail on these is held 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is unclear whether this scale of growth in combination with development consented on this transport corridor could be accommodated and - Development could support the delivery of a park and ride to serve the A6 transport corridor - The site would be able to connect to existing off road cycling routes along and around the A6. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site is likely to be within 800 of a proposed hourly or better bus service - Development could support the delivery of the park and ride site to serve the A6 Corridor - Development could connect to existing cycling routes around the site 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding - Superfast Broadband likely to be delivered commercially by 2016 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is likely that development would support the delivery of additional shops and services on site, although no information is held regarding if, or indeed the type of, facilities that could be accommodated on site - Housing in this area could help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	- Ensure good connectivity to Alveston District Centre and new development in the consented phase 1 Boulton Moor site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- Ensure appropriate noise mitigation from the A6, A50 to the east and south of the site
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - Proximity of the site to the A6 and A50 could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land the eastern half of the site is identified as being Grade 2 agricultural land and is best and most versatile. Elsewhere land is grade3b 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk (except for a very small area of land close to the farmhouse) and is unlikely to have any discernible impact on flood risk locally. - Site would pass sequential test subject to appropriate site layout 	- Direct build development away from areas of flood risk within site.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre consented as part of the phase 1 Boulton Moor site and primary school within 800m of the site, public transport within 800m? The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site.	- Appropriate transport policy to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	- Appropriate energy policy to be included in plan
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"> - Could affect the setting of Elvaston Castle Historic Park and Garden - No HERS sites within site area - There may be potential for in ground archaeology in this area 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to Elvaston Castle Historic Park and Garden to new and existing residents living in the city to the immediate north of the site	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape/cultural elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts around the north, south and east of the site and between field parcels in the site - New peripheral planting could strengthen planting adjacent to the A6 and A50 - Significant opportunity exists to deliver biodiversity gain and habitat creation on site - No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters. 	

Version 1d

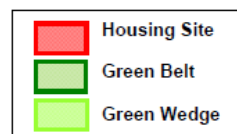
Site 28: S0079, S0080: Land at Hackwood Farm, Mickleover

Description:

This is a greenfield site which straddles the South Derbyshire and Derby City Boundary. Site S0080 is immediately adjacent to a planning proposal for 370 homes, retail units and open space in Derby City (Ref 03/13/00298) and would form an extension to this site. An application for this site has been submitted to South Derbyshire District Council ref 9/2014/0562. Site 0079 is located to the immediate north of both sites and is separated by Radbourne Lane.

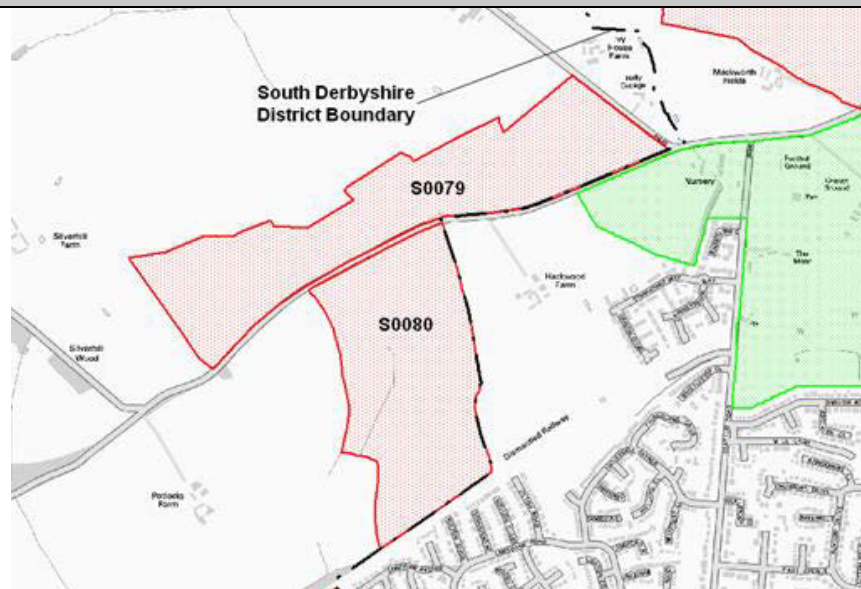
Together the site would extend to some 45ha and both are believed to be in single ownership. There is a high level of developer interest in site S0080.

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	- There are no statutory wildlife sites within 1km of this site	<ul style="list-style-type: none"> - Ensure appropriate buffers are provided around local wildlife sites adjacent to the site - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The Derby-Etwell Trail wildlife site abuts the southern boundary of the site (DE094). Radbourne Lane Hedges (DE036) is located within the proposed site.	
	Could development affect protected species or BAP priority species?	Yes	<ul style="list-style-type: none"> - No protected species have been identified on Derby City part of the application - No records held indicating protected or BAP species within 100m of the site 	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	<ul style="list-style-type: none"> - Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - indicative master plan has been submitted as part of the development proposal although application in South Derbyshire remains to be determined. No information for site S0079 	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - 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/or disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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 include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Site would deliver new informal and formal open space and the site level - No sports pitches or formal provision located in the Derby City Site 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes including around the Etwall to Mickleover Greenway and extensive footpath network around Radbourne.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located 2.5km from the site on Drayton Avenue - Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Given the scale of the site there is significant potential to accommodate new facilities within the development site. - Delivery of this site would be conditional on Derby City site and therefore it is assumed that it is located within 400m and primary school and local centre proposed in the Derby City Application site. - Site is within 800m of local sports pitches. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Uncertain impact 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area - A new secondary school is proposed for the DUA, although it is unclear where this will be located. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site would around 400m from the proposed local centre in Derby City Site. - There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application is looking to extend this service into the site. (Review performance once further information on public transport route is known). - There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development would deliver new shops, primary school, open space and public transport provision 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is unclear whether this scale of growth in combination with development already consented on this transport corridor could be accommodated. - Development is likely to have less impact following the completion of grade separation works to the A38 and a number of local routes expected in 2021. - Construction of a new roundabout on Radbourne Lane will have a temporary benefit towards reducing delays during early phase of site development. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site is likely to be within 400m of a proposed twice hourly bus service - Development will connect to local cycle routes and will deliver new walking and cycling routes on site - City application includes a traffic plan which if granted will be secured via section 106 agreement 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows. However these could improve capacity in the local network. - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast broadband expected delivery by 2016 in this area. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis whilst site is built out.	
	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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will include new shops/local centre	- Ensure good connectivity to Micklegate District Centre and proposed local centre in Derby City part of site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

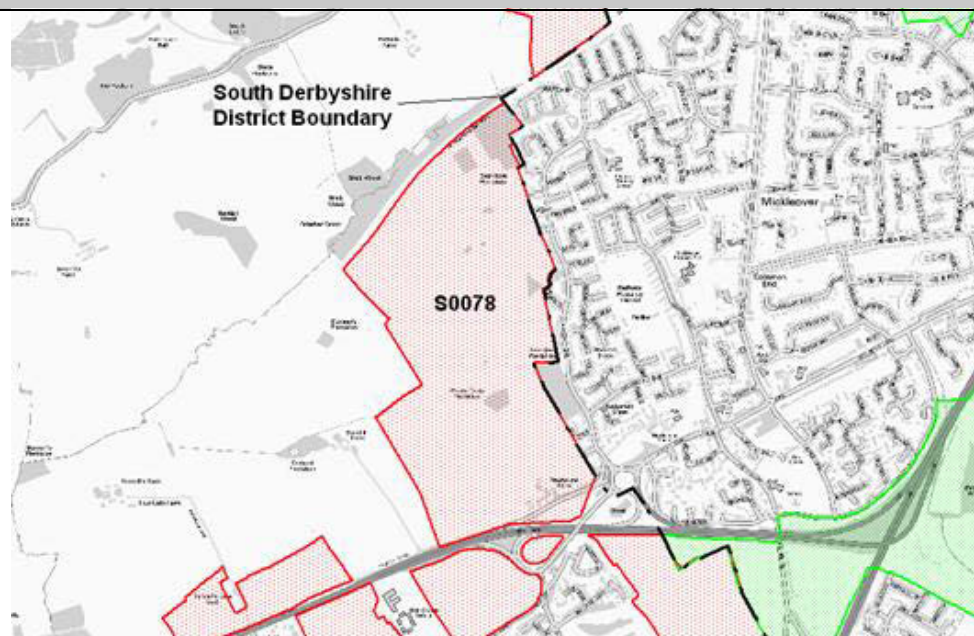
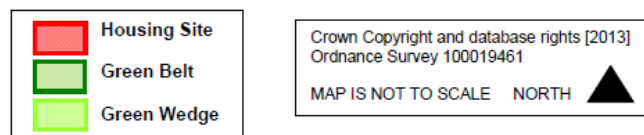
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	- None identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
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"> - New local centre, primary school and bus services is proposed as part of the Derby City Site (the release of this site would be conditional on this site being developed). - Site would be in excess of 4km from an employment area of 10ha or more. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To 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"> - Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm. - No HERS site within site area, although HER99013 dissects the two sites - There may be potential for in ground archaeology in this area 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access via the public rights of way network to Radbourne Hall	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts to the west of the site - New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south - Significant opportunity exists to deliver biodiversity gain and habitat creation on site - Site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters for site S0080 site in South Derbyshire. 	

Site 29: S0078. Land at New House Farm, Mickleover

Description:

This is a greenfield site which lies immediately adjacent to the City Boundary. The is bounded by the Etwall to Derby Greenway to the north and by the A516 to the south. There are homes located to the immediate east of the site. The site extends to some 78.7ha and is being promoted by two developers and is in multiple ownership, although it is understood that developers would be prepared to ensure that the whole site is developed comprehensively. There is a high level of developer interest in both sites and permission exists for the development of 300 homes to the south of the Site. A further application for 252 homes to the north of the site has recently been submitted to the Authority.

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and 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	- There are no statutory wildlife sites within 1km of this site	<ul style="list-style-type: none"> - Ensure appropriate buffers are provided around local wildlife sites adjacent to the site - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There are two non-statutory wildlife sites which share a boundary with this site (Black and Osier Bed Woods (SD312) and Ladybank Wood/Four acre plantation (DE026).	
	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	<ul style="list-style-type: none"> - Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - Master plans for both sites indicates that a significant area of open space would extend centrally and around northern edge of the site and would contribute to habitat creation, strategic planting and suds. 	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		- The site would deliver new informal and formal open space and the site level.	- Ensure new development improves access to local walking and cycling routes including around the Etwall to Mickleover Greenway and extensive footpath network around Radbourne.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1km from the site based on footpath connection from Greenside Court or 1.6km by road based on proposed access - Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted	
	Will it promote healthy lifestyles?		- Given the scale of the site there is significant potential to accommodate new facilities within the development site. - Based on master plan site would include primary school, local centre and sports pitch(es)?	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre proposed on site - Bus services are located on Ladybank Road. Bus stops are within 400m of site. May be potential for service penetration into the site although this is unknown. - There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would deliver new shops, primary school, open space, community centre as well as contributions towards public transport provision within the site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- large scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor in the short term - Development is likely to have less impact following the completion grade separation works to the A38 and a number of local routes expected in 2021	- 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?		- Site is likely to be within 400m of a frequent bus service - Development will connect to local cycle routes and will deliver new walking and cycling routes on site - Master plan indicates permeability into the site by walking and cycling.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows. However these could improve capacity elsewhere in the local network - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband to be delivered commercially in this area by 2014.	- Ensure most development is phased later in Plan Period

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character - Would be dependent on the approach to development and detailed design and implementation.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516, although site master plan indicates that homes would be set back from road. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use/horsiculture uses. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential Test Passed 	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New local centre, primary school proposed as part of the site master plan - Site would be in excess of 4km from an employment area of 10ha or more. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation 	
To 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"> - Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm - HERS record HER24308 Ridge and Furrow) to south of the site - Extensive ridge and furrow on site, with area to the south/ north of the site well preserved - Potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - Require that appropriate archaeological surveys are undertaken. - Encourage preservation of ridge and furrow within the site where practicable
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"> - There may be potential for development to improve access via the public rights of way network to Radbourne Hall 	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape/cultural elements including field trees, woodland and existing hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts to the west of the site - New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the south - Significant opportunity exists to deliver biodiversity gain and habitat creation on site 	

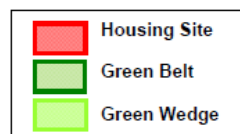
Site 30: S0113 Pastures Hospital, Mickleover

Description:

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

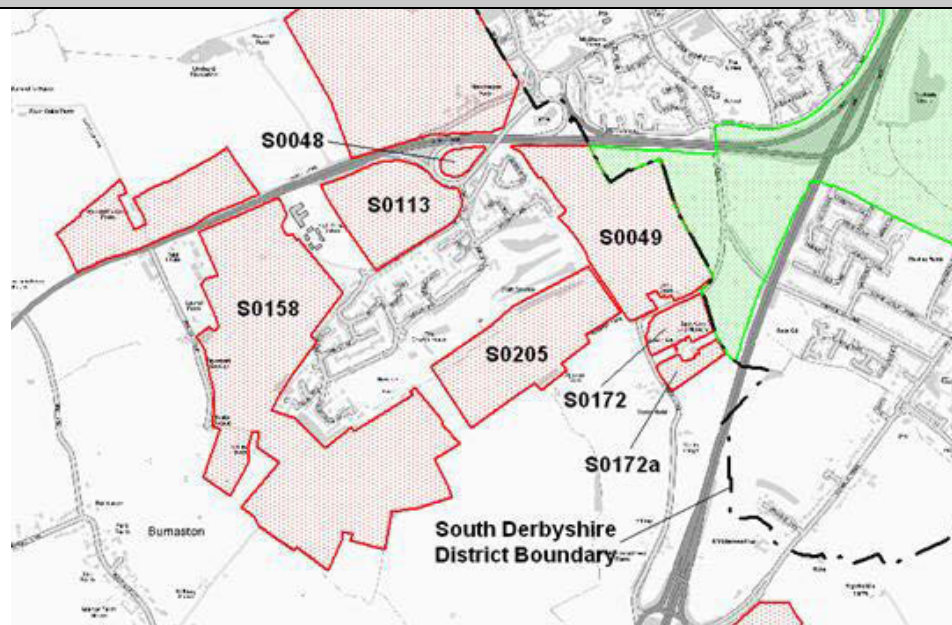
The site extends 10.2 and is currently in use for agriculture. The site is identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is a high level of developer interest in this site.

Key



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	- There are no statutory wildlife sites within 1km of this site	- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m 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	- There is potential to deliver tree planting and habitat creation on site - No master plan has been submitted in respect of this site	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1.7km from the site. - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m from nearest primary school although this is unlikely to accommodate growth - Site is located within 1200m of local centre and 800m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 1200m from boundary of site - Bus stops on the A516, Merlin Way and Etwall Road. The closest bus stops are located less than 400m from the site	- 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?		- It is unclear whether development would deliver new services. No master plan submitted	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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?		- Site is likely to be within 400m of a frequent bus service - Limited potential to improve cycle connectivity locally.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fender rather than the City's sewerage network. - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unclear whether new development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test planned 	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site located in excess of 1.2km from local primary school (which couldn't accept growth) and 1.2km from local centre - Site would be in excess of 4km from an employment area of 10ha or more. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS on site - Potential for in ground archaeology in this area 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - None identified 	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is largely enclosed by existing development - Some existing tree planting around A516 to north, and existing field tree to the north and west of the site - New peripheral planting could provide screening for development already located around the pastures site - Limited t opportunity exists to deliver biodiversity gain and habitat creation on site 	

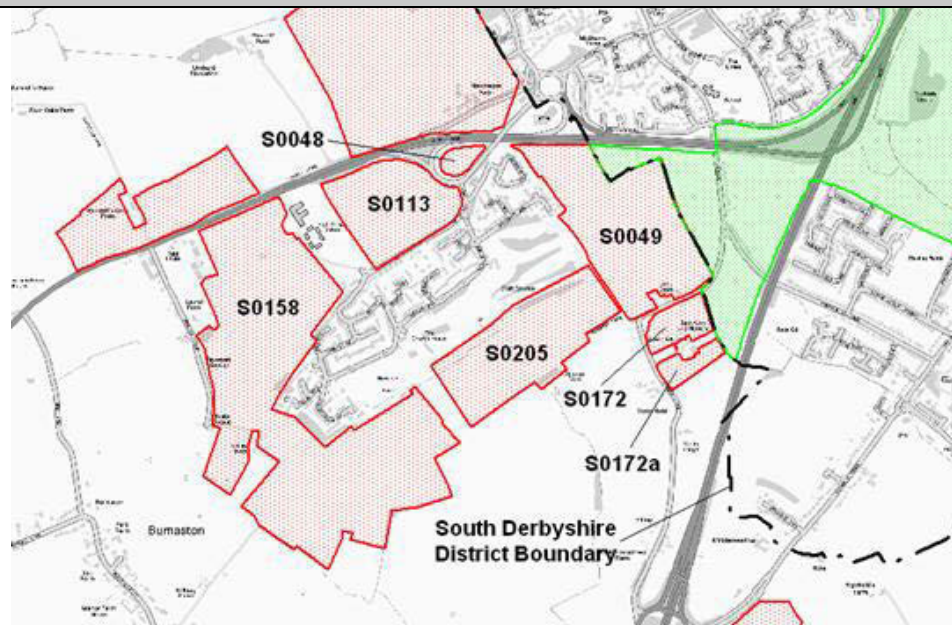
Version 1d

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

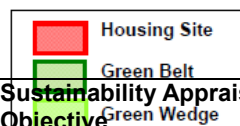
Description:

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

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



Key



Crown Copyright and database rights [2013]
Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective

Detailed considerations

Yes/No

Comments

Notes on site based mitigation

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?
- Will it conserve and enhance locally important (non-statutory wildlife sites)?
- Could development affect protected species or BAP priority species?
- Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?
- Will it protect sites of geological importance?

- Yes
- Yes
- Yes
- No
- Yes

- There are no statutory wildlife sites within 1km of this site
- There are no non statutory wildlife sites within 300m of the site
- No records held indicating protected or BAP species within 100m of the site
- There is potential to deliver tree planting and habitat creation on site
- No master plan has been submitted in respect of this site
- Site is not located within 1km of a Regionally important geological site

- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present

To provide decent and affordable homes that meet local needs

- Will it reduce the number of households waiting for accommodation?
- Will it increase the range and affordability of housing for all social groups?
- Will it improve the suitability of new homes for older and/disabled groups?
- Will it provide sufficient housing to meet existing and future need?
- Will it reduce the number of unfit or empty homes?
- Will it meet the needs of travelling show people?

- Yes
- No
- No
- Yes
- No
- No

- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.
- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site
- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.
- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.
- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.
- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities

- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing
- Include policy to guide delivery of gypsy and traveller sites

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 2.5km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school although this is unlikely to accommodate growth - Site is located within 2.5km of local centre and 800m of a sports pitch - Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	- 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?		- It is unclear whether development would deliver new services. No master plan submitted	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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?		- Site is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fitter rather than the City's sewerage network. - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband to be delivered commercially by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unclear whether new development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential test passed 	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site located in excess of 2.5km from local primary school (which couldn't accept growth) and local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS within site area - Potential for in ground archaeology in this area 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - None identified 	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity - Development in this area could decrease the separation between the pastures site and Burnaston Village 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - Some existing tree planting around Sandpiper Lane to the west - New peripheral planting could provide screening for development already located around the pastures site - Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site 	

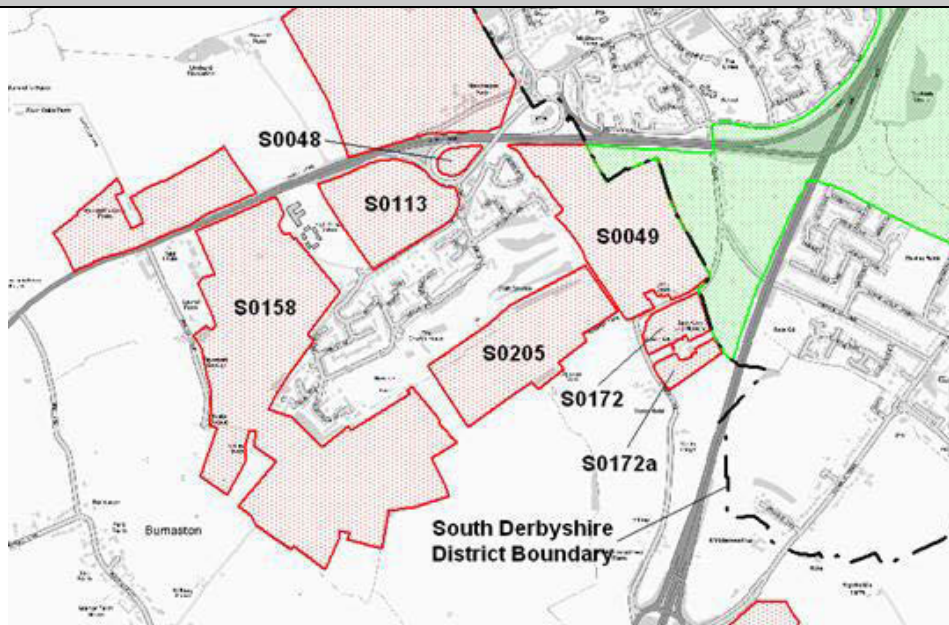
Version 1d

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

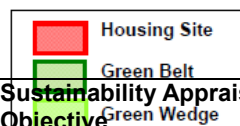
Description:

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

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



Key



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	- There are no statutory wildlife sites within 1km of this site	- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m 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	- There is potential to deliver tree planting and habitat creation on site - No masterplan has been submitted in respect of this site	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		- Unclear whether site would deliver new informal and formal open space and the site level	- Ensure new development improves access to local walking and cycling routes and to Mickleover District Centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located >1.5km km from the site - it is unclear whether site could deliver new healthcare facilities	
	Will it promote healthy lifestyles?		- Site is located in excess of 1.5km from nearest primary school although this is unlikely to accommodate growth - Site is located in excess of 1.5km of local centre and 800m of a sports pitch - Given scale of the site it is likely that a new primary school, and potentially a local centre would be required on site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park (although this school is unable to accommodate growth). - The nearest secondary school in South Derbyshire is John Port at Etwell (>4km), which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on site	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre >1.5km from site - Bus stops on the A516. The closest bus stops are located less than 400m from the boundary of the site	- 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?		- It is unclear whether development would deliver new services. No master plan submitted - It is likely a new primary school would be required to support development.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development is likely to have less impact following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021.	- 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?		- Site is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband to be delivered commercially in this area by 2016	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unclear whether new development will include new shops/local centre	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally. - Nitrate Vulnerable Zone = Yes (surface water only) - Ground Water Protection Zone = No 	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is outside of an area at fluvial flood risk and is unlikely to have any discernible impact on flood risk locally. - Sequential Test passed 	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site located in excess of 1.5km from local primary school (which couldn't accept growth) and local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Site would be in excess of 4km secondary school provision in South Derbyshire 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS within site area - Potential for in ground archaeology in this area 	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - None identified 	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows.. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Northern site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - The smaller site comprises of a single field but is enclosed by a well-defined hedgerow - Further planting could provide screening for development already located around the pastures site - Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site 	

Version 1d

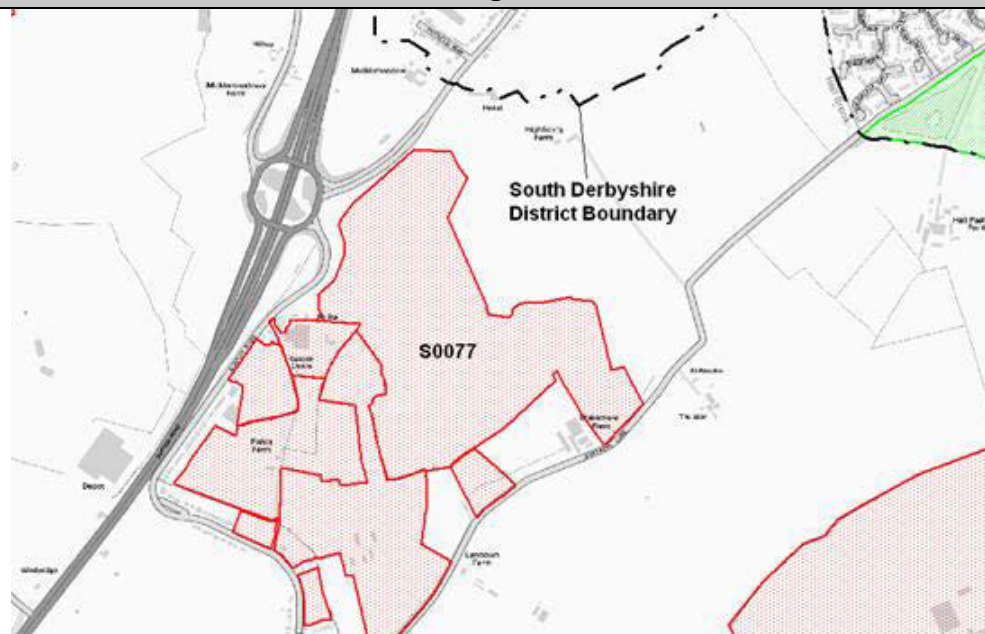
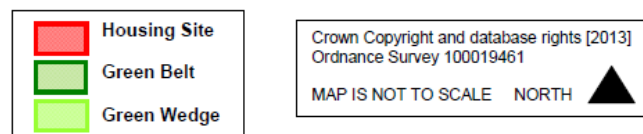
Site 33: S0010, S0056, S0060, S0077, S0213, S0216, S0219 and S0228: Land at Highfields Farm, Littleover

Description:

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
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	- There are no statutory wildlife sites within 1km of this site	<ul style="list-style-type: none"> - Ensure that any development reflects layout of the consented scheme to the North - Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m 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	- There is potential to deliver tree planting and habitat creation on site	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> - Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site 	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - Unclear whether site would deliver new informal and formal open space and the site level - Given scale of site the provision of new facilities is likely 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Littleover and the proposed local centre on the Highfields Farm site to the North.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located >1.2km km from the site - it is unclear whether site could deliver new healthcare facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located in excess of 1.75km from nearest existing primary school although this is unlikely to accommodate growth - Site is located in excess of 1.2km of existing local centre - Site would be within 800m of proposed local centre, primary school and sports pitches proposed within the Highfields Farm Scheme to the north. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Uncertain impact 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The site lies within the catchment area of John Port School, Etwall, which is already over capacity but could accommodate limited expansion. The nearest secondary school within Derby City is Littleover School, which is also over capacity. - A new secondary school is proposed for the DUA, although it is unclear where this will be located. - Primary school proposed on adjacent site, or could potentially be accommodated on site 	<ul style="list-style-type: none"> - Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010). - Housing in this location could contribute to the delivery of new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Existing Local Centre 1.2km from site - Bus stops on Doles Lane with 400m of site. - New bus service proposed on Highfields Farm site to the immediate north. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - It is unclear whether development would deliver new services. No master plan submitted - It is likely a new primary school would be required to support development. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor. - Development could impact Burton Road, A38 Junction in combination with consented growth on Rickneld Way and Highfields Site. - Development is likely to have less impact on A38 following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2021. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finders rather than the City's sewerage network. - It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband likely to be delivered commercially in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unclear whether new development will include new shops/local centre	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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

Site 34: S0088 and S0116a: Land at Longlands Repton

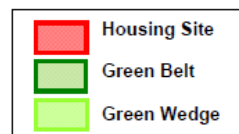
Description:

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

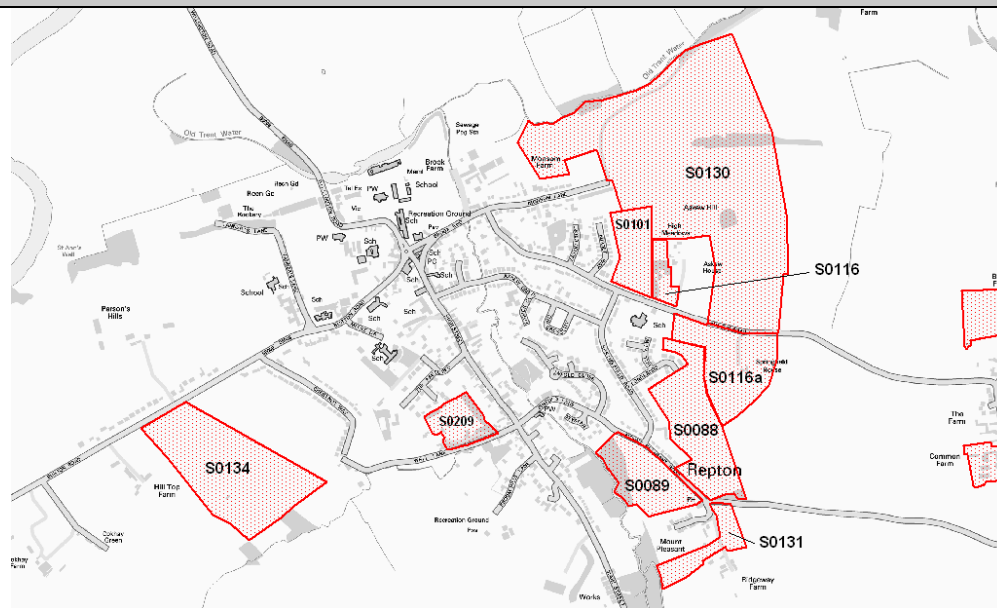
Sites are bounded to the west by existing development, to the north by Milton Road, to the south by Mount Pleasant Road and to the east by open countryside. There are outstanding planning applications on part of the larger site (9/2013/1053) and (9/2013/0643) which cumulatively could deliver around 70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

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

Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?	Yes	- No protected species recordings within 100m of the site - Limited potential for nesting bird, bats and GCN on site, although habitat survey of site 0088 has not identified any protected or BAP species in the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Development master plan for sites within site 0088 indicate that new habitat creation to include dry attenuation basin, informal open space and tree planting to be included on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- A notable proportion of site 0088 will be developed for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- There is an identified shortfall of affordable homes within Repton - Strategic sites would be expected to deliver up to 30% affordable housing with the remainder market housing. - There is an existing application to deliver 72% affordable housing on site on part of site 0088 (ref. 9/2013/1053).	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development on part of site 0088 will include wheel chair accessible bungalows to meet identified social housing need.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site 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"> - Development would deliver limited open space including timber trail and informal green space - Given the scale of the development it is unlikely that it would deliver new sports pitches or built facilities 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Site would be 2.75 from the new built GP surgery in Willington - Site would deliver improves access along Milton Lane as well as lit access into the village 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Development will be within 900m of key services including the village centre. - Primary school would be within 200m of site. - Sports pitches >1200m 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - Uncertain impacts in from site development in respect of this issue 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - PIA data indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. - Development in this area is would significantly improve walking access along Milton Road 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of adjacent primary school to accommodate growth 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation, with Repton. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are located adjacent or close to the village, and within 1200m of a range of facilities - Bus stops located within 400m of site on Springfield Road. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision in nearby Willington and shops in the village. 	
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"> - Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion through the village centre. - The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor n this area - The village has relatively good service provision 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - Superfast Broadband delivery expected 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development is unlikely to have a significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone = Site located less than 1km from nearest GPZ outer zone 	- None identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to contribute towards air quality improvements locally	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and most versatile land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Sequential Test Passed. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.	
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"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (200m) hourly bus service (400m) and village centre 1200m - Nearest employment site over 10h is in excess of 4km. 	<ul style="list-style-type: none"> - Appropriate transport policy to be included in the plan to maximise travel choice - Appropriate energy policy to be included in plan
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS records within site - There is potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - Require that appropriate archaeological surveys are undertaken. - Protect key views into the village from the site.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Impacts are uncertain	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is in an area of secondary sensitivity according to the County Council's Areas of Multiple environmental sensitivity - Land rises to the south and is prominent locally. - Development could lead to erosion of the gap between Repton and Milton. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site consist of two distinct feild parcels, both are well defined and enclosed by existing hedgerows and hedgerow trees - Southern site includes of scrub which could be retained within development - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified sue to the lack of information held regarding potential site design and layout 	

Version 1d

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

Description:

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

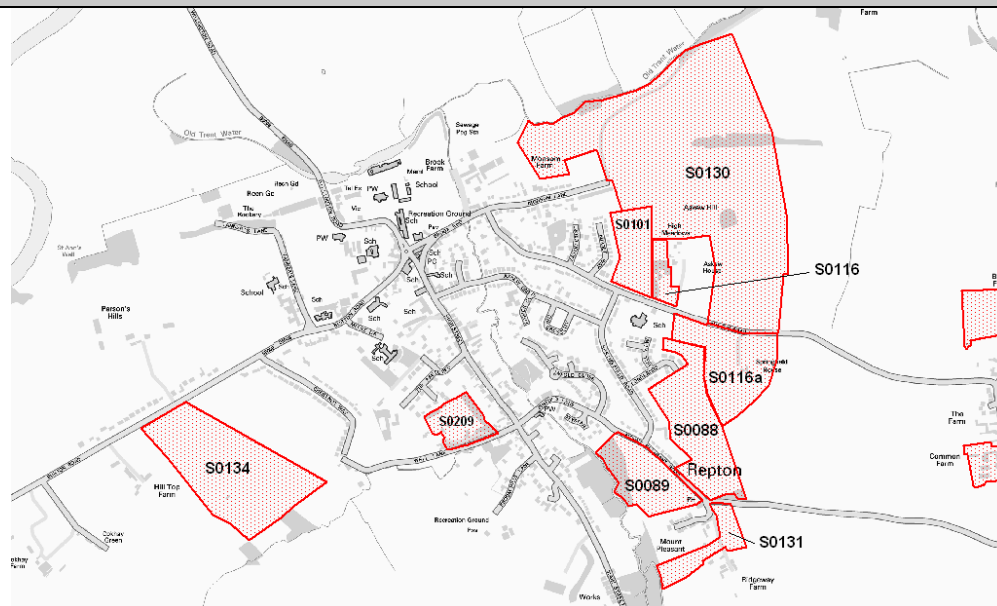
Sites are bounded to the west by existing development, to the south by Milton Road, and to the east by open countryside.

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

Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- No non statutory wildlife sites are located within 300m of the site	
	Could development affect protected species or BAP priority species?	No	- Evidence of otter spraint recordings on old Trent Water to the north of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Potential for significant habitat creation on site given the large scale of the site	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Impacts are uncertain and would depend on housing mix and design	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site 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"> - Development could deliver open space including informal and formal leisure provision - However no site masterplan has been submitted for this site. Impacts are uncertain. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Site would be 2.75km from the new built GP surgery in Willington 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Development will be 900m of key services including the village centre. - Primary school would be within 50m of site. - Sports pitches >1200m 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - Uncertain impacts in from site development in respect of this issue 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - PIA for adjacent application site indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port at Etwell, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of adjacent primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are located adjacent or close to the village, and within 1200m of a range of facilities - Bus stops located within 400m of site on Springfield Road. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development, although traffic assessments for individual sites in this area conclude no impact. Uncertain whether growth in combination is likely to have any notable impact 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor in this area - The village has relatively good service provision 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - Superfast Broadband delivery expected 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone = Site located less than 1km from nearest GPZ outer zone 	- None Identified.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to contribute towards air quality improvements locally - Development may increase odour complaints as a result of the proximity of the site Sewage Treatment Works to the west 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority would lead to the loss of Best and Most Versatile land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is partially located in an area at high flood risk/functional flood plain, although given the scale of the site and the small area affected flooding is unlikely to have significant effects. - Sequential test likely to be passed subject to appropriate siting and layout of the site. 	- Ensure that new housing is steered away from areas of identified flood risk
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (50m) hourly bus service (400m) and village centre (within 1200m) - Nearest employment site over 10h is in excess of 4km. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Given the scale of the development and the elevated nature of the site (which rises to 78aod) it is unclear whether development could affect the setting of the village conservation area 300m to the west. - HERS record 24507 within site - There is known in ground archaeology in this area 	- Ensure that sites are designed and implemented to minimise impact on village conservation area
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Impacts are uncertain - No identified cultural heritage features within or immediately surrounding the site. 	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity. - Land rises centrally within the site with Askew Hill being the highest point locally. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site consist of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees. - Site includes a number of copses which could help integrate new development into wider landscape. Seems to be a brook course defining the northern boundary of the site - could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout - Possible easement centrally through site required (aerial photos indicate possible below ground linear feature crossing site) 	

Site 36: S0134: Land at Burton Road

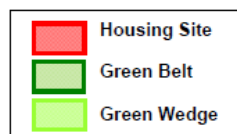
Description:

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

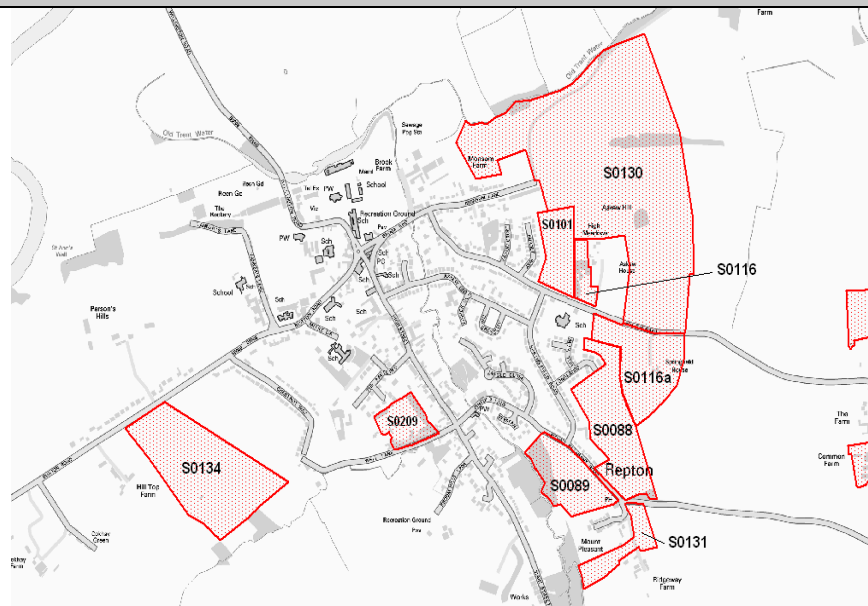
Sites are bounded to the north by Burton Road. It is surrounded by countryside on all other sides.

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

Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- Potential for limited habitat creation on site given the modest scale of the site scale of the site. - No site master plan has been submitted alongside the scheme.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	No	- Impacts are uncertain and would depend on housing mix and design	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site 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"> - Development could deliver open space including informal and formal leisure provision - However no site master plan has been submitted for this site. Impacts are uncertain. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Repton Village centre.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Site would be 2.25km from the new built GP surgery in Willington 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Development will be 700m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - Uncertain impacts in from site development in respect of this issue 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Uncertain impacts identified 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of village primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward in combination with proposed sites elsewhere in village. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are located adjacent or close to the village, and within 800m of a range of facilities - Bus stops located within 400m of site on Burton Road. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Repton is located relatively close to the A50, although access is via Willington which suffers frequent congestion the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. Uncertain whether growth in combination is likely to have any notable impact 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - Cycling provision is relatively poor in this area - The village has relatively good service provision 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Very large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband coverage programmed for 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes (Surface and Groundwater) - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to contribute towards air quality improvements locally - No identified air quality issues locally. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the loss of greenfield agricultural land - Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and Most Versatile land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is located outside of an identified area of flooding and is unlikely to have significant effects. - Sequential Test Passed 	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - Local service provision within Repton includes primary school (>1200m) hourly bus service (400m) and village centre (within 800m) - Nearest employment site over 10h is in excess of 4km. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Given the scale of the development and the elevated nature of the site (land rises up towards Parsons Hills) it is unclear whether development could affect the setting of the village conservation area to the east. - NO HERS records within site - There is potential for in ground archaeology in this area 	- Ensure that sites are designed and implemented to minimise impact on village conservation area
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Impacts are uncertain - No identified cultural heritage features within or immediately surrounding the site. 	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield 	<ul style="list-style-type: none"> - That existing hedgerows on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is identified as being at secondary sensitivity within the County Council's assessment of multiple environmental sensitivity. - Land rises to the north. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - Site consist of five agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees, although hedgerows on the western edge of the site are gappy, low or missing - could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

Version 1d

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

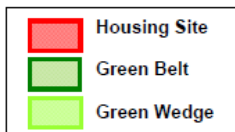
Description:

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

This land parcel is comprised of two sites S0019 and S0075. The site is located between the Trent and Mersey Canal to the South and London Road and Cowlshaw close to the North.

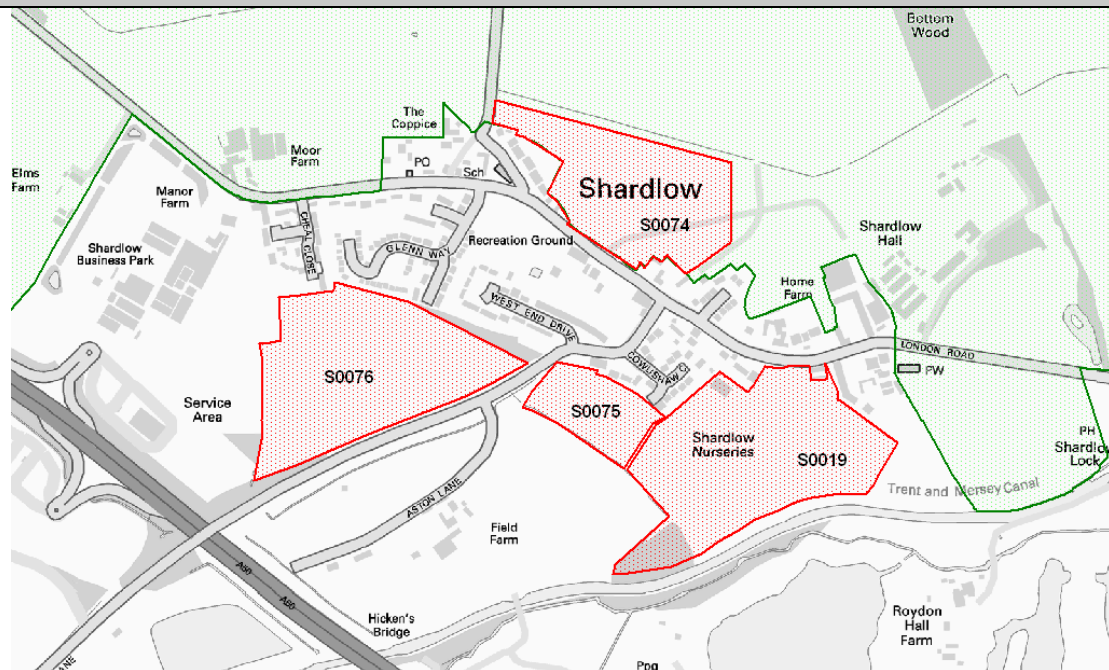
The sites extend some 8.2ha and there is a mixed level of developer interest in the sites.

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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non-statutory wildlife sites located within 500m of the boundary of the sites. .	
	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 any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site - However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation	
	Will it protect sites of geological importance?	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.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	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	- Site would contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes and to Shardlow Village centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located on London Road within 800m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- No known issues with crime and antisocial behaviour across identified sites.	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- No information in respect of this issue	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston which is not capable of expansion. - It is unclear whether pupils could attend Wilsthorpe School in Long Eaton - The nearest primary school is Shardlow Primary School though the capacity details are currently unknown	- Continue liaison with local Schools and County and City LEAs to establish effects of sites cumulatively.
	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.	- 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 have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. - There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. - There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m of the site	- Requirements for Green Travel Plans, or other measures to 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 in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Shardlow has good access to the A6 and A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor	- 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 frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays - There is park and ride site proposed around .5km to the west of the village to serve Derby City - The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally.	
	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 coverage programmed for 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 local residents in the village will help sustain existing shops and businesses in the village	- Ensure good connectivity to facilities in Shardlow.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed (except for a very small area of site S0019 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 reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase	- 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 would lead to a general increase in waste generation during construction and operation phases of development	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Sites are almost entirely greenfield and would not present significant 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.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - Overall development unlikely to have any notable impact in respect of light pollution 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable impact on air quality 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the partial loss of greenfield agricultural land - Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites S/0019, and S/0075 are identified as being at high flood risk from fluvial flooding (river flooding from the Trent). - Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire - Development could increase flood risk locally. - Sequential test not passed. Exceptions test would be required. 	<ul style="list-style-type: none"> - Steer development to areas of lowest risk within site - Continue liaison with EA over Lower Derwent FRMS
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform to existing requirements to retain 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. 	
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"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m - Nearest employment site over 10h is within 4km. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Development of a strategic housing site immediately adjacent to the canal would affect the Trent and Mersey Canal Conservation Area to the south - HERS sites located partially within the site (HER 25201, 25208) - Unclear whether any potential for in ground archaeology 	- Ensure that sites are designed and implemented to minimise impact on local heritage assets
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could affect the Trent and Mersey Canal Conservation Area to the south site S/0075 could link to PROW SD39/41 provide access to the Trent and Mersey Canal. 	- Ensure sites offer good connectivity to the Trent and Mersey Canal
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"> - Sites is wholly greenfield 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Both sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements including a tree belt which runs north east to south west through the site and an area of woodland to the south. - Both sites could contribute towards green infrastructure provision. 	

Site 38: S0076: Land at Aston Lane, Shardlow

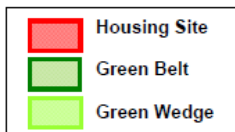
Description:

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

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

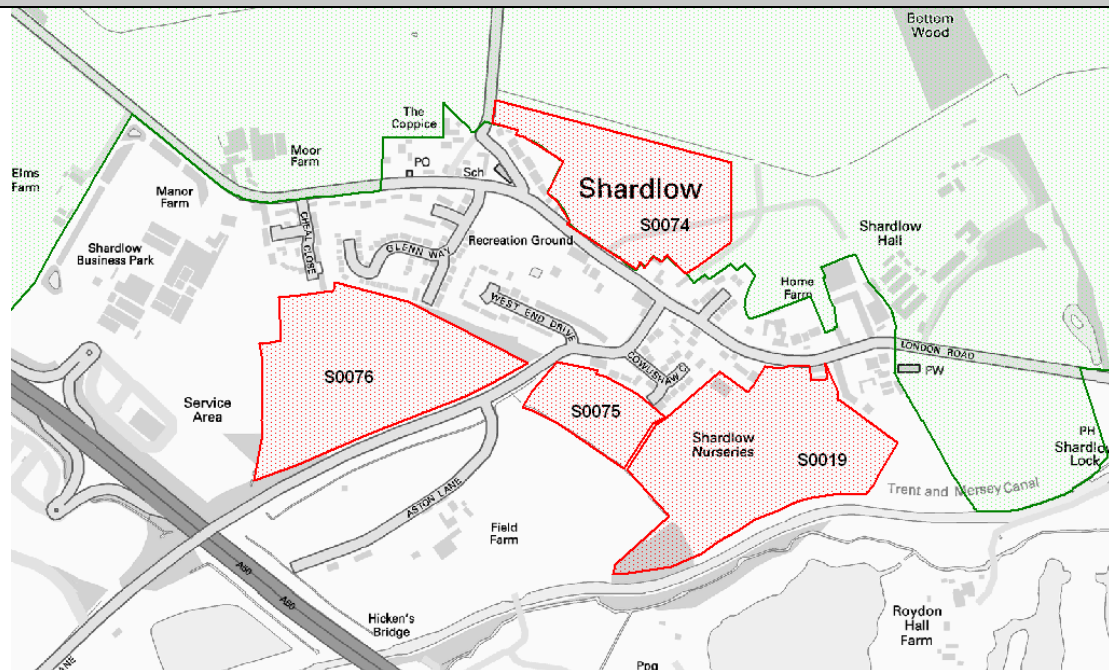
The site extends some 6.2ha and there is no developer interest in the site. It is currently in use as agricultural land.

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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non-statutory wildlife sites located within 500m of the boundary of the sites.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided any information to the authority regarding site ecology or proposals to deliver biodiversity gain on site - However given the nature of the site there is considered potential to deliver greater biodiversity through habitat creation	
	Will it protect sites of geological importance?	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.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	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	- Site would contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would have an uncertain effect in respect of delivering new informal open space and sports provision	- Ensure new development improves access to local walking and cycling routes and to Shardlow Village centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located on London Road within 800m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre (although village has poorly defined centre) and primary school and sports pitch, although northern sites are beyond this threshold.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- No known issues with crime and antisocial behaviour across identified sites	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- No information in respect of this issue	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston which is not capable of expansion. - It is unclear whether pupils could attend Wilsthorpe School in Long Eaton - The nearest primary school is Shardlow Primary School though the capacity details are currently unknown	- Continue liaison with local Schools and County and City LEAs to establish effects of sites cumulatively.
	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.	- 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 to the existing village, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. - There are some local facilities including shops and a primary school outdoor sports provision (all within 800m), community centre, post office, convenience shop, and a mobile library service. - There are employment opportunities at Castle Donington (Willow Farm, and former power station site within 4km) - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays accessible within 400m of the site on Shardlow Lane. There is also a less frequent service servicing Aston Lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education provision, open space and sports provision in the village and could support existing shops and other services in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Shardlow has good access to the A6 and A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale development. - It is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with consented development around Boulton Moor	- 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 frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays - There is park and ride site proposed around 3.5km to the west of the village to serve Derby City - The provision of additional pedestrian/cycle links could improve the local PROW network and connect to existing provision locally.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth, and development in this area can be accommodated without further strategic infrastructure provision, in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements - Superfast Broadband Coverage programmed for 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 local residents in the village will help sustain existing shops and businesses in the village	- Ensure good connectivity to facilities in Shardlow.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout 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 reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase	- 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 would lead to a general increase in waste generation during construction and operation phases of development	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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?		- Sites are almost entirely 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.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. - Overall development unlikely to have any notable impact in respect of light pollution 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable impact on air quality 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites would lead to the partial loss of greenfield agricultural land - Agricultural land maps held by the Authority indicate that the site is Grade 3b and not best and most versatile agricultural land. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is at high flood risk from fluvial flooding (river flooding from the Trent). - Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire - Development could increase flood risk locally. - Site not sequentially preferable. Exceptions Test would be required. 	<ul style="list-style-type: none"> - Steer development to areas of lowest risk within site - Continue liaison with EA over Lower Derwent FRMS
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective compared to urban extensions to Swadlincote or Derby City. - The site is relatively well located in respect of local service provision within Shardlow and has access to an hourly or better bus service within 400m and primary school, shops and leisure provision within 800m 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - Site is unlikely to affect the Trent Mersey Canal Conservation Area. - HERS site 25201 within the site (Rectilinear enclosure, cursus, ring ditch and ridge and furrow) - Potential for in ground archaeology in this area 	- Ensure that sites are designed and implemented to minimise impact on heritage assets
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		Site could improve links to PROW SD39/41 provide access to the Trent and Mersey Canal.	- Ensure sites offer good connectivity to the Trent and Mersey Canal
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"> - Sites is wholly greenfield 	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - 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. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site consists of a single arable field and is well contained by existing landscape elements including a tree belt which runs north east of the site. - North western part of the site presents are relatively eroded settlement edge. - Both sites could contribute towards green infrastructure provision. 	

Site 39: S0246: Land off Stanton Road, Stanton

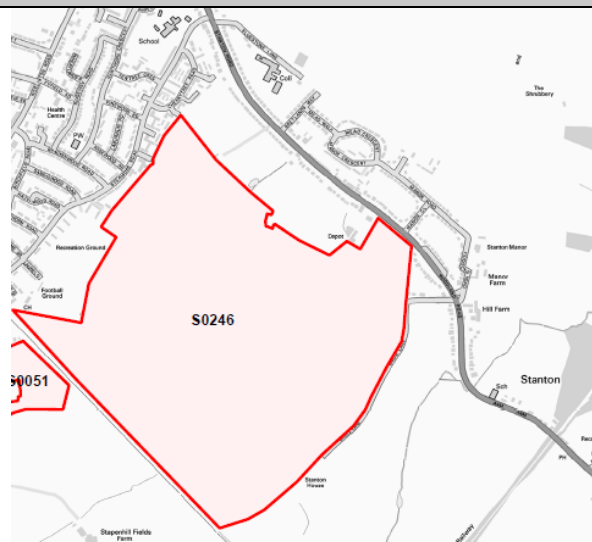
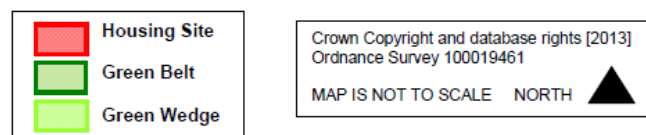
Description:

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

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no statutory wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Stapenhill and Burton on Trent town Centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located at Stapenhill, (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of local recreation provision, and within 800m of a local centre and 800m of a primary school (Violet Lane Primary and Edgehill Junior), although it is unclear whether there is any potential to accommodate growth in east staffs schools - Could connect to an existing PROW network in this area 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools are William Allitt (Swadlincote – can not accommodate further growth) (>3km), and Paulet High School (800m) (capacity unknown although unlikely could accommodate growth given known education capacity issues in Burton) - It is likely that a proposal of this scale could deliver a new primary school 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and this area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district as well as being adjacent to Stapenhill (A deprived part of East Staffordshire) 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 800m (Rosliston Road, Burton). Bus stops are located just outside the site on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1km) - Secondary school provision is unknown but could be within 800m of the site - There are employment opportunities around Tetron Point >2km from the site. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Stapenhill. - There are no known requirements for additional strategic water supply or electricity network improvements - Broadband to be delivered commercially by 2016 in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Stapenhill nearby.	- Ensure good connectivity to facilities in Stapenhill and Burton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield and located in greenbelt - Based on agricultural land classification maps held by the Authority around 80% of the site is classed as Grade 2 which is Best and Most Versatile. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential Test Passed. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Stapenhill - The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 800m), but strategic employment is located >2km. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed buildings - It is unclear whether there is potential for in ground archaeology in this area. - Two HERS records within site (HERS 19209 – earthworks) and HERS19217 (ridge and furrow) - Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements 	- Steer development away from heritage assets on site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. - No masterplan design information included on connectivity of this site and wider area. 	<ul style="list-style-type: none"> - Ensure sites offer good connectivity to the Local PROW network - Require National Forest Planting onsite
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - Strategic buffer required to the north of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is well contained by existing development roads and railway - Existing landscape elements are weak with gappy, over managed hedgerows surrounding most of the site and the individual field parcels within the site (which are small) - There is a single field to the west which has well established hedgerow including hedgerow trees which could help integrate new development into the wider landscape - This land parcel could contribute towards green infrastructure provision locally including forest planting - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

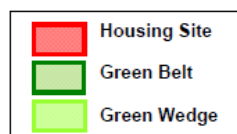
Site 40: S0064 Land East of A511, Burton Road, Midway

Description:

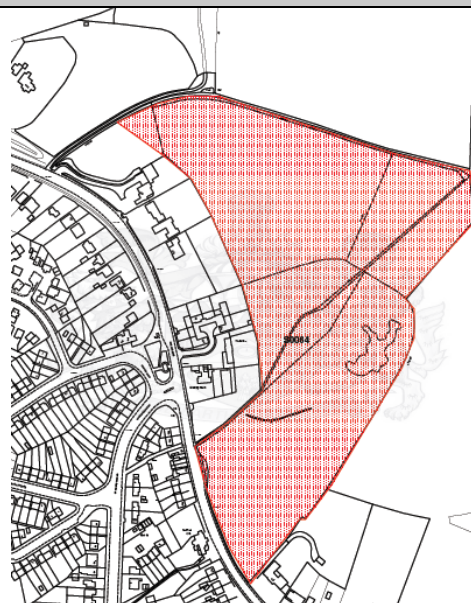
This is a small site broad triangular site which wraps around the Midway Farm. It is bounded by the A511 and residential properties to the west whilst to the north and south it is surrounded by agricultural land.

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

Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- There is a non-statutory wildlife sites within 200m of this site (SD342) Hoofies Wood	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?		- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development is likely to deliver new and connect to existing informal local space owing to its National Forest Location. And proximity to existing public rights of way on periphery of the site - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes and to Swadlincote and Newhall.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located within 1500m of the existing surgery in Newhall - Development could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect in respect of dealing with safety issues around the site 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools are Pingle which could accommodate further growth (>2km), - It is very unlikely that a proposal of this scale could deliver a new primary school - The nearest primary school is Elmsleigh infant. It is unclear whether this school is capable of expansion to accommodate this level of growth 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is adjacent to the main urban area of Swadlincote - The nearest local centre is 1500m (Newhall). Bus stops are located just outside the site on Burton Road (within 400m) Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1500m) - Secondary school provision would be within 2km of the site - There are employment opportunities around Bretby Business Park >2km from the site. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Newhall. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Midway/Newhall - There are no known requirements for additional strategic water supply or electricity network improvements - Superfast Broadband to be delivered commercially by 2016 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Given the scale of the site it is unlikely that new shopping facilities could be accommodated on site.	- Ensure good connectivity to facilities in Newhall and Swadlincote
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Sites are located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS. - Site development unlikely to have any discernible impact in respect of this objective. - Sequential test passed. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is well related to Swadlincote and would be within 1.5km of a local centre including health facilities - The site is well related to an hourly bus service (bus stops within 400m) and, - Strategic employment is located >2km at Bretby business Park 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and 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"> - Development is likely to affect the setting of Midway Farm (listed building) and Bretby Historic Park and Garden (within 100m of the site). - NO HERS within site area - It is unclear whether there is potential for in ground archaeology in this area. (investigate HERS and former land use) 	- Ensure that sites are designed and implemented to minimise impact on the setting Bretby Park and Garden
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"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. - No masterplan design information included on connectivity of this site and wider area. 	- Ensure sites offer good connectivity to the Local PROW network
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - Strategic buffer required to the north of the site. - Ensure that new development contribute towards National Forest Planting.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of higher sensitivity according to the County Council's Areas of multiple environment sensitivity - Site sits in an elevated (prominent position) and would be prominent in the local landscape including from Bretby Hall Historic Park and Garden to the south. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is well contained by existing development and road to the west - Significant woodland to the north and west of the site - There is a small block of woodland within the site as well as a pond, field trees and hedgerows around a number of field parcels - These features could help tie development into wider landscape 	

Version 1d

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

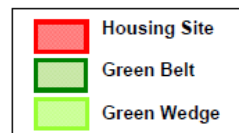
Description:

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

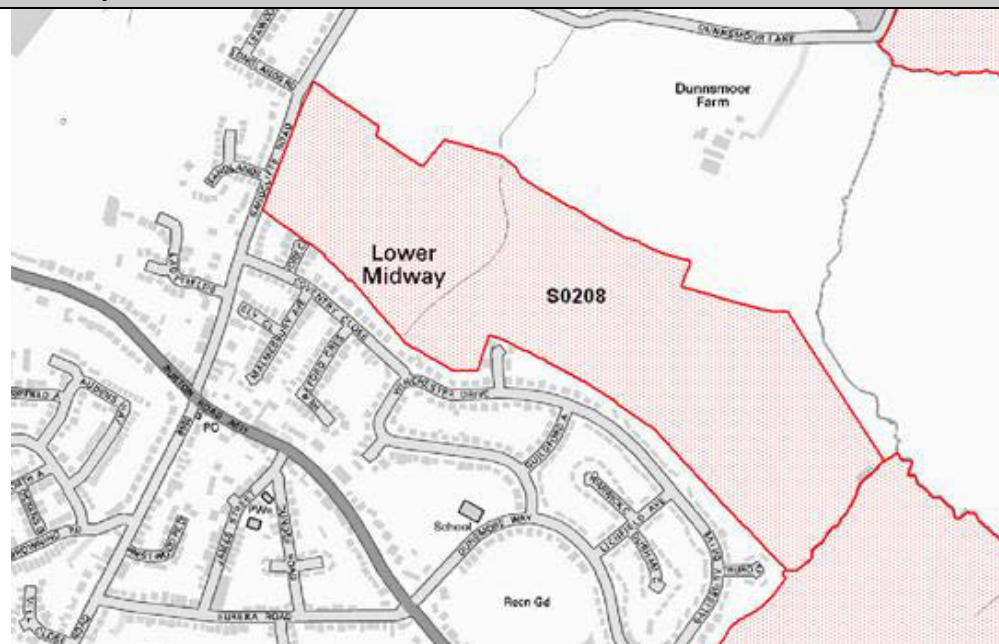
Residential development borders the southern and western boundaries of the site. Fields dispersed with hedgerows and pockets of woodland border the remaining boundaries.

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

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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 300m of this site. (Lee Wood Grass Land (SD206), which is located 350m to the north west of the proposal site, has been removed from the wildlife site register in recent years).	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access to local walking and cycling routes and to Swadlincote and Midway
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.5km (depending on access) from Heartwood Medical Centre (Civic Way), and Swadlincote Surgery (Darklands Road). - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and primary school, and within 1500m of a local centre in Newhall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Granville which has some capacity to accommodate growth Pingle which could accommodate further growth (>2km), - There is no capacity for the expansion of local primary schools to meet requirements generated by a site of this scale - It is unclear whether a proposal of this scale could deliver a new primary school	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	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 adjacent to one of the most deprived parts of 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?		- Woodville local Centre is within 1.5km and has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within 1.8km of Swadlincote town centre. - Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. - The site is within 400m of existing bus stops but the lack of pedestrian and cycling connection points with the adjacent site mean that services and public transport would not be easily accessible	- Requirements for Green Travel Plans, or other measures to 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 Newhall.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A511 and the A511 and Sandcliffe Road Junction	- 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 twice hourly bus service (reducing to once hourly service in the evening) serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast Broadband to be delivered commercially by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Given the scale of the site it is unlikely that new shopping facilities could be accommodated on site.	- Ensure good connectivity to facilities in Midway and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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

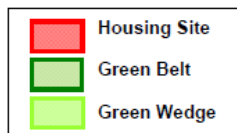
Site 42: S0095, Land North of William Nadin Way, Swadlincote

Description:

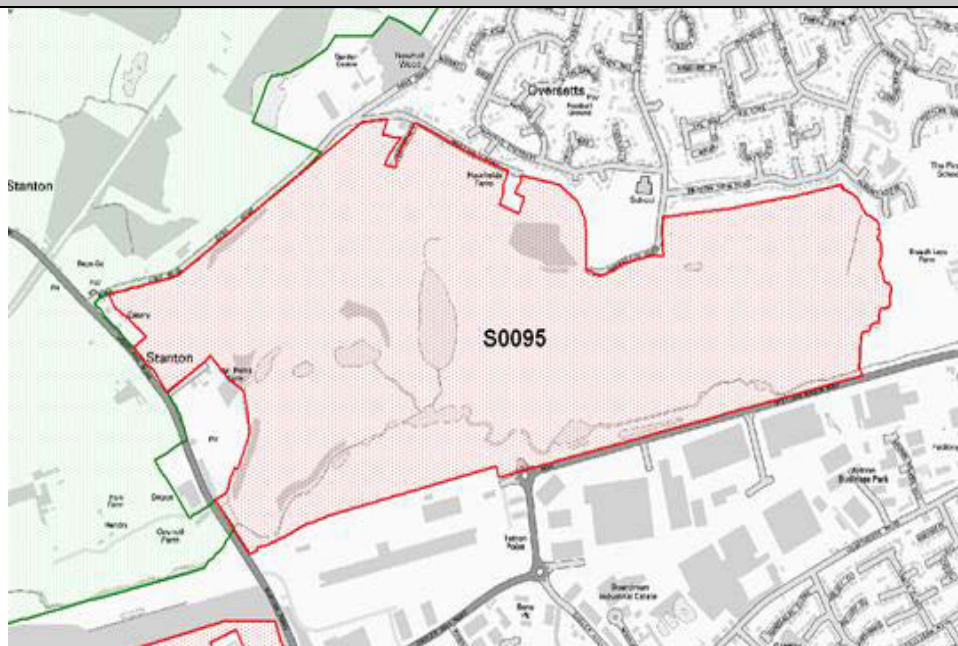
The site lies to the west of Swadlincote, and covers the area from Park Road to the current Council Depot down to William Nadin Way. On the central part of the site there is a golf course currently under construction that will be accessed off William Nadin Way. The site represents former mineral workings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

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

Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	<ul style="list-style-type: none"> - Ensure that appropriate buffer is secured around CWS SD273 to help protect the site from disturbance - Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site adjacent to the site (SD273- Breach Leys Farm) and a further two sites within 300m of the western edge of this area.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No master plan has been submitted for the specific land parcels proposed for development, although the site proximity to the golf course and location within the national forest will help deliver forest planting and other appropriate habitat creation.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring (consented) depot site 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes to Swadlincote and to Castle Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located within 1km on Darklands Road. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1km of Swadlincote Town Centre. The nearest primary school (Fairmeadows) is located within 800m from the site. Sports provision is located 800m from the site) 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools are William Allit and Pingle School. - Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion, although William Allit is at capacity - The nearest primary school is Fairmeadows. There is little or no capacity at any Swadlincote primary school. - It is unclear whether development of this scale could deliver additional primary school capacity 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site would be within 400m of nearest bus stops on William Nadin Way and A444. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development could have potential to deliver a new, sports pitches, primary school?, informal open space, and potentially community facilities although it is unclear whether such facilities could be deliverable or viable 	
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"> - Could lead to increased congestion on the A444 - Enhance walking and cycling provision on site is proposed 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site will be within 400m of a bus route - Development includes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. - Site is within 1km of Swadlincote Town Centre 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband likely to be delivered commercially in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site could support existing shops and services in Swadlincote town centre	- Ensure good connectivity to facilities in Castle Gresley and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield (being restored minerals workings and tip site) so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure site is appropriately remediated prior to development.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield although not in agricultural use (site is poorly restored) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - There are no significant areas at fluvial flood risk on this site, although limited areas around the Darklands Brook do exist. - Given the scale of development proposed and the small area at flood risk it is likely that homes could be steered away from areas at risk. Subject to appropriate site layout sequential test is likely to be passed. 	<ul style="list-style-type: none"> - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site. 	<ul style="list-style-type: none"> - None Identified
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - No architectural features have been identified within this area which are likely to be affected by new development. - HERS located centrally within shlaa site , however this is within the golf course area rather than in one of the three field parcels identified in the Local Plan - Limited potential for in ground archaeology in this area 	<ul style="list-style-type: none"> - None Identified
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure good connectivity to existing and proposed PROW and greenways.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District. 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured on site in line with National Forest Planting Requirements - A strategic buffer is included around the wildlife site within this area.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site is largely contained within the wider Swadincote urban area - The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along the B5353, A444 and A514 would help reduce near views into the site and would be retained - There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and on potential housing sites. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	

Version 1d.

Site 43: S0099: Occupation Lane, Woodville

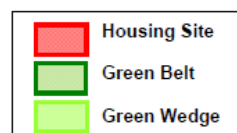
Description:

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

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

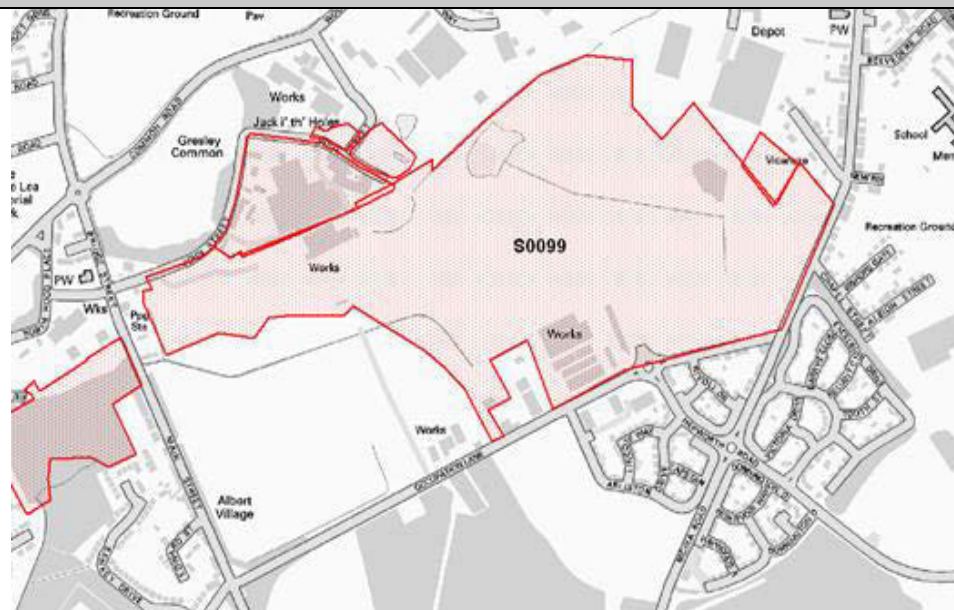
The site is in multiple ownership and there is a high level of developer interest in the site

Key



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	- 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"> - Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present - Ensure that new development delivers biodiversity gain and habitat creation on site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 300m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Despite previous use of site there are no unfit or empty homes within the site. As such delivery will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> - Development will deliver new and connect to existing informal local space owing to its National Forest Location. - It is unclear whether development will contribute to local sports provision. 	<ul style="list-style-type: none"> - Ensure new development improves access by walking and cycling to facilities in Swadlincote, Church Gresley and Woodville.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located 600m from Woodville Local centre, and within 800m of a primary school and Sports pitch (although it is unlikely pupils could be accommodated at Woodville Primary) - Bus stops are located within 400m on the A514 and A511. - Could improve locally available leisure opportunities - Could connect to an existing PROW network in this area 	
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"> - This area is subject to significant levels of antisocial behaviour within the site owing to the presence of a number of derelict sites within and immediately surrounding this area 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - New development in this area may be able to deliver improvements around Clock Island, including the provision of an alternative regeneration route for traffic heading towards Swadlincote from Ashby de La Zouch. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion) - It is unclear whether a proposal of this scale could deliver a new primary school - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development would deliver an additional 12ha of employment land which will attract new businesses into the area. This could in turn increase employment and skill training locally. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district. - Site delivery would also boost the number of jobs locally. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is well related to the urban area of Swadlincote. The nearest local centre is Woodville within 600m of the site. Bus stops are located within 400m of the site on the A511 and A514 - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km) - Secondary school provision Granville within 800m of the site - There are existing employment opportunities around Tetton Point and Cadley Hill, and the site would deliver an additional 12ha of employment land as part of a mixed use scheme 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development of this scale would contribute towards new open space provision and National Forest planting. - New employment development (site would be employment led) would increase local employment opportunities locally (most employment sites are located in excess of 2km from this site) - There may be potential to improve public transport and walking and cycling routes locally. - Development of the site would need to be supported by the provision of phase 2 of the Woodville – Swadlincote Regeneration Route. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development would deliver the Swadlincote Regeneration Route which could reduce congestion on the nearby Clock Island. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There are hourly bus services passing the site along the A514 and A511, including the Number 61 (Swadlincote–Derby) and 9 (Burton–Ashby). These are within 400m of the site - There may be opportunity to improve off road walking and cycling routes on site and improve connections to proposed PROW in The National Forest. - Employment development would increase employment choice locally. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast Broadband will be commercially to 2016 in this area. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could support construction industry and other businesses involved in marketing, selling new homes. During site build out. - Development could also support the creation of an additional jobs through the allocation of 12ha of employment land 	- None identified
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Development would support the creation of construction based jobs on a temporary basis and new warehousing, commercial and industrial jobs post development. - Site is located in an area with relatively high levels of unemployment, although clearly new development would increase the size of the local labour market 	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - Uncertain effect identified 	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> - Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) - It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the district 	<ul style="list-style-type: none"> - Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises within the site
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> - Site would deliver a further 12ha of employment land provision in an area that has seen notable employment land losses in recent years 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Woodville, or Swadlincote. 	<ul style="list-style-type: none"> - Ensure good connectivity to facilities in Church Gresley, Woodville and Swadlincote.
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"> - The site is partially previously developed. The clearance of a number of existing derelict buildings would have a positive impact on the local townscape character. It could also improve the setting of the TG Green Grade 2* listed building and a number of other listed buildings within the Woodville Area 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site partially brownfield and there is limited potential to reuse demolition and waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development 	<ul style="list-style-type: none"> - An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> - New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters). 	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> - It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design. 	

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

Version 1c

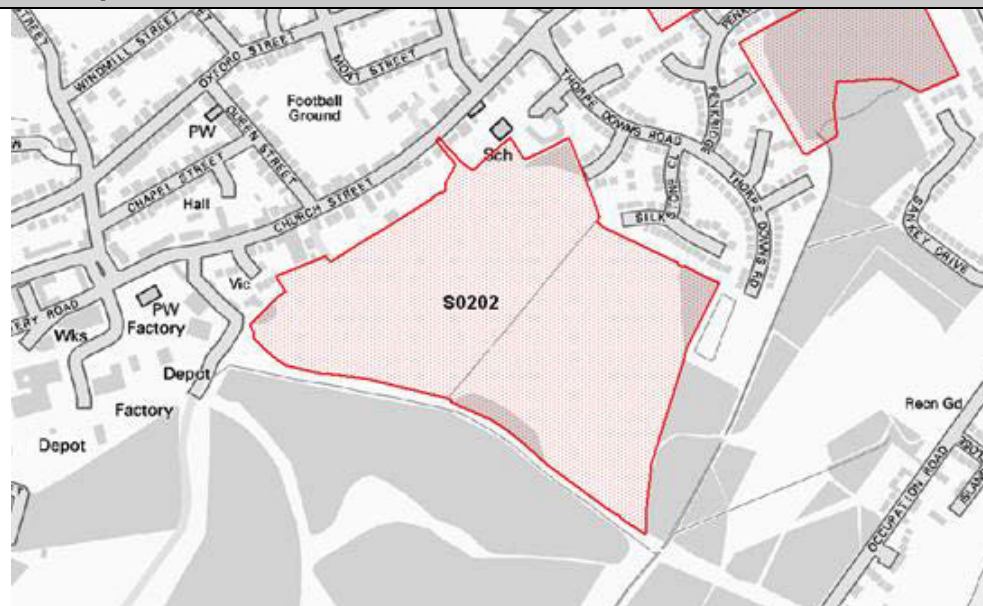
Site 44: S0202, S0143: Land around Church Street/Thorpe Downs Road

Description:

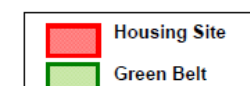
The principal site lies adjacent to Church Gresley. The smaller site lies within close proximity to the east of the principal site and is also adjacent to the existing built up area of Church Gresley.

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

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



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces existing planting and retains existing hedgerows within the site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 300m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009.	
	Could development affect protected species or BAP priority species?	No	- Historic records of GCN on site - Slow worms and Grass snake found within 100m of site boundary.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- site will include the creation of new habitats or tree planting although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines - SUDS train and amenity space located centrally and to the south west of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- The development will have a mix of accommodation types of differing size and arrangement, potentially including detached, semi-detached and terraced properties - No data has been submitted by site promoters in respect of actual mix on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Despite previous use of site there are no unfit or empty homes within the site. As such delivery will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> - Development will deliver new and connect to existing informal local space owing to its National Forest Location. - Development could contribute towards the provision of a new sport pitch for a local non-league football club. 	<ul style="list-style-type: none"> - Ensure new development improves access by walking and cycling to Swadlincote town centre and Church Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - The site is located around 1400m from (depending on access) from Gresleydale Healthcare Centre (by the shortest walking route), and 2km by road. - Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Primary School is adjacent to the site and capable of expansion - The site is located within close proximity (within 800m) of a convenience store, a pharmacy and a cash point. Sports provision within 600m. - Could improve locally available leisure opportunities - Could connect to an existing PROW network in this area 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Impacts are uncertain. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary schools are Granville Community School and The Pingle School. - Both schools have spare capacity to accommodate additional pupils, and have the potential to expand. Other developments in Swadlincote could have an impact on the current capacity of these schools. - The nearest Primary School is St Georges. There is currently little or no capacity at any Swadlincote primary school, although additional land could be made available within the site to accommodate further expansion of St Georges Primary. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively. - Provide land to allow expansion of adjacent primary school.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site would be within 400m of nearest bus stops on Church Street which is served by a twice hourly service to Swadlincote and Burton. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Strategic growth could support the provision of new education, open space and sports provision and would support existing shops in Church Gresley and Swadlincote. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The traffic impact assessment indicates that the proposed development would be able to be accommodated on the local highway network subject to mitigation. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is located within close proximity to a convenience store, a pharmacy and a cash point. The closest Medical Practice is around 1.5km from this site. - The site is also within 1.8km of Swadlincote town centre. - Church Street offers twice per hour services between Burton upon Trent and Swadlincote during the day and an additional hourly service between Burton upon Trent, Swadlincote and Ashby. - The site is traversed by three public rights of way and located close to a cycle route. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth and capacity improvement could be required to support growth. - Superfast Broadband Delivery 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Church Gresley and Swadlincote.	- Ensure good connectivity to Church Street.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Design and access statement to support a planning application on the larger site (0202) indicate an assessment of local context has informed development of a concept masterplan for the site - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- None identified
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Part of the overall site area is brownfield and would allow some development on previously developed sites. - No data on agricultural land classification as data held by the Authority identifies land as in other non-agricultural uses. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Limited surface water flood around unnamed drainage ditches on periphery of site although area at risk is limited and unlikely to affect built developments - Residual risks of ground water flooding exist and further assessment of ground water geology will need to inform detailed layout of site - Sequential test likely to be passed subject to appropriate site design and layout 	<ul style="list-style-type: none"> - Require further assessment of groundwater flooding - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site would be within 400m of existing bus stops, within 800m of a Local Centre. - Employment land provision will be on site. 	<ul style="list-style-type: none"> - None Identified
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - HERS 26840 (possible silt trenches) located within site 	<ul style="list-style-type: none"> - Ensure appropriate archaeology survey work informs site layout and design
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"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure sites connect to existing public rights of way locally including NCN route 63.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The smaller site is brownfield and underused. Around 50 homes could be accommodated on this part of the site. 	<ul style="list-style-type: none"> - That existing Woodland, hedgerows and tree belts on the site are preserved and inform site layout. - That appropriate national forest planting is delivered as part of the development scheme.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is surrounded on its south and west of the site by plantation woodland, which screens the site from the countryside beyond. - There is a substantial hedgerow screening housing on the northern edge of the site - Development in this urban fringe location would have an impact on the residential development to the north and east of the site 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - There are hedgerows surrounding almost all of the site and a small hedgerow separating the two fields which comprise the site running south west to north east - The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	

Version 1c.

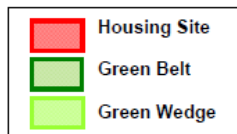
Site 45: S0255: Council Depot Site

Description:

The site is located to the north west of Swadlincote Town Centre and is well related to the built up area of Swadlincote. The site is accessible to a range of shops, services, community facilities, public transport as well as employment opportunities. To the west of the site is site 6 (Sites north of William Nain Way which could accommodate a further 600 homes.

The site currently has planning permission for 158 homes subject to the signing of a legal agreement.

Key



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

(Error Map)



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	<ul style="list-style-type: none"> - Ensure that the proposal reinforces existing planting and retains existing hedgerows within the site - Ensure the site includes an appropriate buffer to help protect the nearby wildlife site
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site within 100m of the site (SD273- Breach Leys Farm).	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	<ul style="list-style-type: none"> - The site is located in the National Forest and would be expected to contribute to National Forest Planting - Tree planting and habitat creation located to the south and west of the site. Amenity space located to the east of the site. 	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of up to 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	<ul style="list-style-type: none"> - 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - The site would support delivery of significant new informal and formal open space and could connect to the surrounding golf course development as well as open space on the neighbouring site 	<ul style="list-style-type: none"> - Ensure new development improves access by walking and cycling to Swadlincote town centre.
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - The site is located around 800m (depending on access) from Swadlincote Surgery on Darklands Road, and could help fund improvements to local medical facilities. - Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of Swadlincote Town Centre. The nearest primary school is located 800m away. Sports pitch provision is located adjacent to the site and at Green Bank Leisure centre 800m 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle School. - Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion. - The nearest primary schools are St Edwards Catholic Primary and Fairmeadow, although provision expected to be Elmsleigh (1200m). There is little or no capacity at any Swadlincote primary school. It is unclear whether development of this scale could deliver additional primary school capacity 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively. - Provide land to allow expansion of adjacent primary school.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site would be within 400m of nearest bus stops on William Nadin Way. - Town centre and employment is within walking distance. - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Development would contribute towards, primary school (Elmsleigh and Pingle Schools) and informal open space provision. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development would not generate significant additional travel demand, even during the peak travel periods and would not give rise to significant adverse traffic impacts on the network of interest. - Development could contribute towards delivering improvements to local cycling and walking routes including Sustrans NCN63. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site will be within 400m of a bus route - Development includes proposals to enhance walking and cycling routes on site and in adjacent development including golf course and council depot site to the east. - Site is within 1km of Swadlincote Town Centre 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is likely to be delivered commercially by 2016 in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site could support existing shops and services in Swadlincote town centre	- Ensure good connectivity to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	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 demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- 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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure appropriate noise mitigation is included within any allocation - Ensure site is remediated prior to development.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield although not in agricultural use (site is poorly restored) 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is not at flood risk and development will have no discernible impact. - Sequential Test passed 	<ul style="list-style-type: none"> - Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is within 1km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site. 	<ul style="list-style-type: none"> - None Identified
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status. 	
To 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"> - HERS site 26812 (old coal pit or colliery) located on site 	<ul style="list-style-type: none"> - Ensure site design is informed through appropriate archaeology survey work
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"> - New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure sites connect to existing public rights of way locally including NCN route 63.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District. 	<ul style="list-style-type: none"> - Development is designed to take account of the local landscape elements including trees and hedgerows, - That appropriate new planting is secured in line with national forest guidelines
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site is largely contained within the wider Swadincote urban area - The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along A514 would help reduce near views into the site and would be retained - There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and within the site - The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	

Version 1d.

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

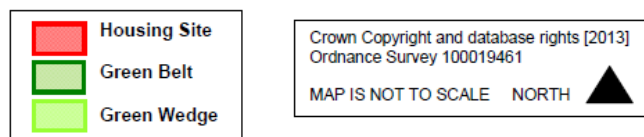
Description:

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

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	<ul style="list-style-type: none"> - Ensure that appropriate buffer is secured around CWS SD304 to help protect the site from disturbance - Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There are no local wildlife sites on either site, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site is located in the National Forest and would be expected to contribute to National Forest Planting	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of up to 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	No	- 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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?		<ul style="list-style-type: none"> - The site would support delivery of new informal and formal open space and could provide opportunities to connect to forest planting and other green infrastructure locally. 	<ul style="list-style-type: none"> - Ensure new development improves access to local walking and cycling routes to Swadlincote and to Castle Gresley
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - The site is located around 17km (depending on access) from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre - The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impacts are uncertain. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle School. - The nearest secondary school is The William Allitt School, which is currently at capacity and has no scope for expansion. - Pingle School does have spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - The nearest primary schools to the site are Stanton County Primary School, and St Georges C of E Primary School. - There is little or no capacity at any Swadlincote primary school. 	<ul style="list-style-type: none"> - Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - This area is one of the most deprived areas in South Derbyshire and new development could help deliver new affordable and market housing. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - Development could help deliver improved off road cycle provision and greenways connecting to Swadlincote and the national Forest beyond (NCN63). 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - would support existing shops in Castle Gresley and Swadlincote. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development in this area could have an uncertain impact on the A444 and the surrounding road network - Development could enhance walking and cycling provision locally which is poor - The development is related close to local employment, although its dislocation from other services could encourage car use 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Site will be within 400m of a bus route - Development could offer opportunities to strengthen local walking and cycling provision - Most services are beyond acceptable walking distances. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is expected to be delivered in this area 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.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- 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 the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site could support existing shops and services in Swadlincote town centre	- Ensure good connectivity to facilities in Castle Gresley and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that 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. (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 stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations 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 use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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

Version 1d.