



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



INVESTOR IN PEOPLE

SA

Sustainability Appraisal

Local Plan, Part 2: Modifications Version

**Technical
Appendices
Part 1**

July 2017



South Derbyshire Changing for the better

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A stylized graphic of a plant with three large, rounded leaves in shades of green and yellow, set against a purple background. The leaves are outlined in white and have a soft, watercolor-like texture. The plant appears to be growing from the bottom right corner.

Appendix 1

Scoping Report Changes

Appendix 1 Scoping Report Changes

Scoping Report Changes in response to the Scoping consultation (held November and December 2014)

Organisation	Change Proposed	Implemented		Reasoning / Justification
		Yes	No	
Lowland Derbyshire and Nottinghamshire Local Nature Partnership	We are in the process of establishing the natural environment baseline for the Lowland Derbyshire and Nottinghamshire area before setting our strategy and objectives which aim to create a resilient and ecologically rich Lowland Derbyshire and Nottinghamshire supporting people, communities and economic growth. This will be completed in early 2015 and at this point we can contribute to your local plans with specific objectives, targets and spatial maps to support you towards achieving your sustainable development goals	X		Comments are noted.
English Heritage (Historic England)	Table 1: We are concerned at the lack of reference to relevant documents for cultural heritage. You should consider the relevant Acts, as well as other national, regional and local guidance. Our SEA/SA guidance provides more details of relevant documents which you will need to consider. This can include documents such as Conservation Areas Appraisals, Historic Landscape Characterisation for Derbyshire, the National Heritage List for England and Heritage at Risk Register's.	X		The Council has further included the conservation area character appraisals; and the 6Cs GI study in the documents reviewed to date. The Council has not included legislation or conventions in its list of programmes. This is a conscious decision and is based on the fact that these set out statutory requirements which are not discretionary. As such it is implicit that our plan, and indeed any other Plan that the Authority will review to inform our Plan objectives will, in all cases, need to fully reflect these legislative requirements irrespective of consideration through the SA process.
English Heritage (Historic England)	We also note that the NPPF is not referenced other than under 'Population and Human Health.' The NPPF contains a great number of policy principles, including paragraph 17 which sets out the Government's 12 core planning principles, one of which makes specific reference to 'conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.' Reference should therefore be included here.		X	In listing plans or policy documents under specific SEA topics the Council acknowledges that some documents will have an impact beyond the narrow topic area it is listed under. For example the National Planning Policy Framework is wide ranging policy document with guidance on many aspects of development which will affect the built and natural environment. However it will primarily deliver new housing and employment land, hence its inclusion under the Population and Human Health Topic, even though it includes guidance related to design, climate change, biodiversity and heritage protection. However the Authority has sought to clarify this point in the scoping document and list the wide ranging objectives of plans in appendix 1 of the report
English Heritage (Historic England)	Under the baseline information, section 3.8 we note the information the information in relation to designated heritage assets. We do consider, however, that this section is very brief, particularly in comparison to other sections. It does not make reference to any relevant local information, for example historic landscape characterisation. We are also particularly concerned that no-reference is made to non-designated heritage assets. The historic environment of South Derbyshire is more than just the sum of its	X		The Authority has added additional information regarding historic landscape characterisation, the broad location of scheduled Monuments to the document. In addition it has included a map in Appendix 2 highlighting areas of environmental sensitivity (including heritage sensitivity) and the location of scheduled monuments records in South Derbyshire.

	designated heritage assets; non-designated assets make up an important and valued part of this and it is important they are acknowledged as their protection required by the NPPF. Therefore they should be reflected in the SA. Details of such assets are held on the Derbyshire Historic Environment Record (HER). More information is contained in our guidance note. At present, we do not consider the baseline data is adequate. Please refer to our detailed comments below, regarding the accuracy of your quoted statistics.			
English Heritage (Historic England)	Table 2 sets out evidence base work collected or to be collected. This should include reference to additional baseline information required, such as heritage at risk and historic landscape characterisation. You may need to produce further studies as part of the evidence base – this may need to be undertaken for specific sites etc as necessary.	X		Further information related to non-statutory assets such as scheduled monuments records and historic characterisation has been added to the main body of the report and Appendix 2. We note that further evidence may need to be collected on a site specific basis. Where such evidence is collected the Authority will look to update this information either within the Scoping report, or within the Environmental Report produced to support the Plan.
English Heritage (Historic England)	We note the contents of this chapter. Due to issues with your baseline data, we consider that the analysis in Appendix 2 has not been carried out fully. For example, many of the quoted statistics are out of date. For example, according to 'Heritage Counts' 2014 the District has a total of 712 listed buildings, 22 scheduled monuments, and 22 conservation areas - all of which differ from the statistics in Appendix 2 (page 85). This information can be accessed via the downloadable excel spreadsheet at http://hc.english-heritage.org.uk/localauthority-profiles/	X		The inaccuracies in the data are noted and the information included in the scoping report has been corrected and expanded to reflect more fully the nature and scope of heritage issues in the District.
English Heritage (Historic England)	Furthermore, the National Heritage at Risk Register for England also contains real time information on heritage assets and can be searched. This will set out up-to-date statistics for numbers of asset types at district, local and regional level – the quoted statistics for the East Midlands are also out of date. This can be accessed at http://www.englishheritage.org.uk/professional/protection/process/national-heritage-list-for-england/	X		The data included in the scoping report has been corrected to reflect the data published by English Heritage.
English Heritage (Historic England)	In addition, we are concerned that the row relating to heritage at risk only relates to listed buildings – English Heritage produce an annual register which includes all types of heritage asset. The data used for listed buildings at risk is out of date. It is also unclear where the source of information for grade II listed buildings is from – if you have your own register, this should be referenced in the baseline data.	X		Comments are noted and appendix 2 of the scoping report has been updated to reflect data on the English Heritage website.
English Heritage (Historic England)	Up-to-date information can be accessed from: http://www.englishheritage.org.uk/publications/har-2014-registers/em-HAR-register-2014.pdf Page 18 of	X		The data included in the scoping report at section 3 and Appendix B has been updated to reflect the at risk heritage features identified by EH.

	this document sets out the statistics in tabular form – South Derbyshire currently has 2 scheduled monuments at risk, 1 park and garden and 1 conservation area – this needs to be reflected in appendix 2.			
English Heritage (Historic England)	In relation to table 3 – we consider that there are more key issues affecting cultural heritage than the single issue which is identified. New development can also harm heritage assets through development within their setting, as well as leading to their loss or sterilisation. It could also leave to heritage becoming at risk.	X		Table 3 has been updated to reflect the additional information included in the scoping report and the additional comments from EH. In particular an additional key issue has been identified as follows: The District benefits from a wealth of designated and undesignated heritage features, but a significant proportion of heritage assets are identified as being at risk. In addition key issue 29 has also been expanded to reference the potential of new development to affect the setting of heritage assets.
English Heritage (Historic England)	We note the list of objectives under 5.1. Given the publication of the NPPF subsequently to the last SA objectives for the Core Strategy being produced, we recommend that objective 19 is reworded to state “conserve and enhance the historic environment, heritage assets and their settings” This better reflects current language and practice for cultural heritage.	X		Comment is noted and the sustainability appraisal objective 19 has been updated as follows: <i>to conserve and enhance the historic environment, heritage assets and their settings</i>
English Heritage (Historic England)	In relation to the criteria and indicators, we are concerned that these only take account of designated assets and only make reference to numbers of specific types of asset (n.b. this doesn’t even take into consideration number of all types of assets found in the District). We do not consider this to be adequate and to meet the further guidance on this, criteria and indicators is contained within our guidance. We would suggest that indicators should measure the number of development proposals that enhances or detracts the significance of heritage assets. Also number of assets repaired, brought back into use and removed from the at-risk register.	X		The Authority has added a number of additional indicators to its sustainability appraisal framework as follows: <ul style="list-style-type: none"> Heritage at risk and number of assets removed from the Heritage at Risk Number and Proportion of major planning proposals which improve access to heritage features as part of the scheme.
English Heritage (Historic England)	The indicator for improved access to cultural heritage relates to conservation areas with an up-to-date appraisal. This indicator does not relate to this objective at all. Again, our guidance suggests appropriate indicators relating to access to cultural heritage – including % change in visitor numbers of cultural facilities and improvement of management of heritage sites.	X		This comment is noted and the appraisal framework has been amended accordingly with the following indicators added to the appraisal framework in respect of monitoring access to cultural heritage. Visits to Sharpes Pottery Visit England website Number and Proportion of major planning proposals which improve access to heritage features as part of the scheme. <i>SDDC AMR local indicator – updated annually)</i>
Natural England	Natural England generally welcomes the Scoping report for the South Derbyshire Local Plan (Part 2) and considers that the methodology and baseline information used to inform the scoping report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.	X		Noted.
Natural England	As a general point we suggest that Green Infrastructure (GI) could be given further consideration within the	X		A number of additional paragraph and amendments have been made to Section 3 of scoping report to address the concerns of NE. In particular paragraphs 3.4.3, 3.5.4, 3.7.1, 3.8.1, 3.8.5.

	<p>report as a whole. We recommend that it is referenced within the chapters on Biodiversity, Landscape, Population and Human Health and Climate sections. This would assist in ensuring that GI is an integral, cross-cutting theme throughout the assessment and demonstrate an ecosystems approach with regard to the provision of GI. Good quality local accessible green space, ecosystems and actions to manage them sustainably offer a range of benefits, including the following</p> <ul style="list-style-type: none"> - Access to local greenspace can reduce health inequalities - Increased and improved accessibility to greenspace can help increase physical activity - Contact with greenspace can help improve health and wellbeing - Green space contributes to functioning ecosystem services that can have a positive influence on health. Ecosystem services can assist in adapting to predicted impacts of climate change. <p>Greenspace can also help improve air quality and reduce the number of respiratory irritants. Functional ecosystem services can also mitigate the risks associated with flooding from extreme rainfall events.</p>			
Natural England	<p>2.0 Identifying other relevant policies, plans, programmes and sustainability objectives</p> <p>We suggest that this list should also include reference to the 6C's Green Infrastructure Strategy.</p>	X		Noted: this has been added to the soil, water and air section of the list of plans policies and programmes.
Natural England	<p>Biodiversity, Flora and Fauna</p> <p>We are generally supportive of the section on Biodiversity and note that it covers the designated sites within the District. We would recommend that the Habitat Regulations Assessment is updated to take account of the impact of the proposals that will be set out in Part 2 of the Local Plan, on relevant European sites notably the River Mease SAC.</p>	X		Noted: The Council will look to engage with the Habitat Regulations and undertake a screening report, and if necessary appropriate assessment of the effects of this plan on relevant Natura 2000 site once further detail on the nature and scope of the plan has been more clearly defined. In all cases the Authority will seek to consult with NE in undertaking this assessment.
Natural England	<p>We note that protected species have not been mentioned within this section and suggest that you may want to refer to Natural England's standing advice on this issue which you may find helpful. It is available on our website (https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals) to help local planning authorities to better understand the impact of particular developments on protected or</p>	X		The Methodology section has been updated and now sets out how protected species data will be used in individual site at Appendix 4.

	BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, the local planning authority may need to undertake further consultation with Natural England.			
Natural England	We suggest that it may be more appropriate to title this section “Biodiversity <i>and Geodiversity</i> ” as Sites of Special Scientific Interest (SSSI) and Local Sites can often be designated for their geological interest (please see our comments below at 3.6).	X		Noted: amendment made
Natural England	3.5 Population and Human Health We would suggest that Green Infrastructure is considered within this chapter in the context of providing recreational and open space which would contribute to the health and well-being of local residents. The Institute of Health Equality (IHE) has just published a report funded by Natural England, which highlights the growing evidence of the benefits of green spaces on health and wellbeing, and the differences in access to natural environments across England, which contribute to health inequalities. The report can be found at this link: http://www.instituteofhealthequity.org/projects/natural-solutions-to-tackling-health-inequalities	X		An additional paragraph has been added at section 3.5.4. to reflect these comments.
Natural England	3.6 Soil, Air and Water We suggest that paragraph 3.6.1 regarding the protection of geological sites may be more appropriate in the section on biodiversity. The term “Local Site” is the generic term use in the National Planning Policy Guidance which can be subdivided to describe an individual site as either a “Local Wildlife Site” or “Local Geological Site”.	X		Noted. Information and geodiversity has been merged with the biodiversity section as suggested.
Natural England	We also suggest that there should be more information on soil protection. Soil is a finite resource and fulfils many roles that are beneficial to society. As a component of the natural environment, it is important that soils are protected and used sustainability. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations. Paragraph 112 of the National Planning Policy Framework (NPPF) should be referenced when considering the protection of best and most versatile (BMV) agricultural land. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system.	X		Noted. Paragraph 3.7.1 of the updated scoping report included further detail on soil and agricultural land classification.

	It helps underpin the principles of sustainable development. For further advice on soils please see the attached appendix			
Natural England	Whilst air appears in the title of this section it is only mentioned in the context of air quality management areas. Air quality can have serious impacts on the natural environment, and these do not appear to have been fully considered within this chapter. In particular additional traffic resulting from new development can impact on European sites and SSSIs. New agricultural development such as intensive pig and poultry installations may also pose risks to air quality which can impact on designated sites.	X		Paragraph 3.7.6 has been amended to reflect these comments.
Natural England	3.7 Climatic Factors We suggest that this section should make greater reference to climate change adaptation for example flood alleviation and cooling by the provision of appropriate green spaces, habitat-creation and tree planting. This could form part of the wider GI network and demonstrate an ecosystems approach, as well as helping to protect and enhance the natural environment, as required by the NPPF. We recommend reference to the Town & Country Planning Association publication Climate change adaptation by design which is available on the TCPA website.	X		Additional information has been inserted into Section 3.8 of the scoping report. In addition changes to section 3 in respect of GI can also be found in paragraphs 3.4.3, 3.5.4, 3.7.1, 3.8.1, 3.8.5.
Natural England	3.9 Landscape We note the reference to regional character areas but we suggest that these should be termed as National Character Areas (NCAs). For further information please see our website: http://www.naturalengland.org.uk/publications/nca/eastmidlands.aspx	X		Paragraph 3.10.1 has been amended to reflect this comment.
Natural England	Ecosystem Services Taking into account the comments made above we suggest that there should also be a section on Ecosystem Services within the Scoping Report. Natural England promotes the ecosystem approach as it seeks to identify the range of ways the natural environment provides benefits to society and provides a framework for looking at whole ecosystems in decision making. Given that the SA appraises environmental effects and the interactions between effects there is an opportunity to account for the natural processes within ecosystems. An ecosystems approach emphasises the need to consider the limits of finite natural resources and services and could therefore help to identify the significance of effects as well as synergistic and	X		Paragraph 3.11.1, and 3.11.3 has been added to the document to explain how the plan will deliver ecosystem services.

	cumulative effects, both important aspects of SA.			
Natural England	<p>Open Space</p> <p>We suggest that there should be a section on open space which does not appear to be covered by the report. We would suggest that you make reference to Natural England's 'standards for accessible natural greenspace' (ANGSt). These standards provide a set of benchmarks, which should be used to ensure new and existing residential development, has access to nature. More information can be found on Natural England's publication, '<i>Nature Nearby, Accessible Green space Guidance</i>' (March 2010), available on our website publication reference NE265.</p>	X		Paragraph 3.5.4 has been added to the scoping report to address this issue. The Council is currently updating in PPG17 study and will look to further augment the scoping report with additional information and maps once this work has been completed.
Natural England	<p>We would also suggest that a section on open space should make reference to Green Infrastructure (GI). The CABE Space Guidance '<i>Start with the Park</i>' (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at plan stage. Another useful reference is Town and Country Planning Association publication "Planning for a healthy environment - good practice guidance for green infrastructure and biodiversity".</p>	X		Additional information on GI has been inserted into the scoping report at paragraphs 3.4.3, 3.5.4, 3.7.1, 3.8.1, 3.8.5.
Derbyshire County Council	<p>The Authority could consider including additional programmes related to landscape in the Scoping Report</p> <p>National Character Areas (NCAs) share similar landscape characteristics within a very broad landscape context. There are 5 NCAs, which wholly or in part cover the South Derbyshire District Council (SDDC) area. (Note: The landscape character of Derbyshire further sub-divides these broad national character areas into more detailed landscape character types). These National Character Areas and their role in providing Ecosystem Services are available in detail at: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</p>	X		The Landscape Character of Derbyshire and the 6Cs Green Infrastructure Study have been added to the list of plans, policies and programmes (table 1) and additional information has been added to the baseline section of the scoping report.
Derbyshire County Council	<p>In tandem with this work, Countryside Quality Counts tracked change in the character of the English landscape. The Countryside Quality Counts project (CQC) provided a systematic assessment of how the countryside is changing. This information can be used to inform decision-making and policies for achieving sustainable development - enhancing and maintaining</p>	X		Comment added to section 3.10.1 and 3.10.2 to reflect this comment. And whilst this information does indicate a historic trend, this data is unlikely to be updated and inferring future trends will not be possible. Nonetheless it is appropriate to document this information in the baseline as it does provide an indication of landscape quality and how broad areas have been affected by change in the recent past.

		<p>the character and quality of our countryside for this and future generations.</p> <p>This could, if considered appropriate, be included in Appendix 2: 21.3 as a 'Trend' as detailed later in this response.</p> <p>http://webarchive.nationalarchives.gov.uk/20101219012433/countryside-quality-counts.org.uk/</p>			
Derbyshire County Council		<p>The JCA Index, also available on the above website, provides details for each separate character area. The study determined whether the scale and direction of change suggests that their character has been maintained or enhanced, or alternatively whether current changes suggest that an area remains neglected, or is continuing to transform. However, this can only be seen as a snapshot and there are no plans for Natural England to revisit this work in the foreseeable future.</p> <p>This work should be reflected in Table One as National Character Area and 'Appendix 1: Policies, Plans And Programme Of Relevance To Sustainability Appraisal Of The South Derbyshire District Council Part 2 Local Plan'.</p>		X	Table 1 sets out specific strategies that may affect the production of the Part 2 Local Plan. As this work is not a strategy but rather part of the evidence base it is not considered appropriate to include this work in table1. Should a vision and strategy be prepared for the Trent Valley (see paragraph 3.10.2) then the Authority will look to include this within the table.
Derbyshire County Council		Paragraph 3.4.1 states that <i>'90% of SSSIs by land area were recorded as being in either favourable condition or unfavourable, but recovering condition in 2014'</i> . However, it is unclear exactly what this statement means, the terms of which require clarification.	X		Paragraph 3.4.1 has been updated in order to clarify that Natural England undertakes condition assessment of SSSIs. Natural England assesses the condition of SSSIs using standard methods that have been developed together with the Joint Nature Conservation Committee (JNCC) – the UK government's wildlife adviser. This standard methodology is used for site assessments throughout the UK and details are available on the JNCC's website (www.jncc.gov.uk).
Derbyshire County Council		Appendix 2 was very easy to read and understand. DCC fully supports the inclusion of the Tranquillity data map as baseline information.	X		Comments are noted
Derbyshire County Council		Section 21.3 would benefit from an up-to-date Landscape Character Plan with the SDDC boundary and only the relevant National and County types in the key. DCC can supply this directly to SDDC	X		This information has been requested and has been added to the report at Appendix 2
Derbyshire County Council		It is suggested that a comment should be added to the effect that it is base data; alternatively, additional detailed comments could be included in 3.9 below.	X		Amendment made to appendix 2 (21.3)
Derbyshire County Council		The key messages for Forestry, Safeguarding our soil and the Landscape Character of Derbyshire are supported and correctly identified.	X		Comments are noted
Derbyshire County Council Derbyshire County Council		There are 5 (regional) National landscape character areas within South Derbyshire; Melbourne Parklands, Mease and Sense Lowlands; the South Derbyshire Coalfield; the Trent Valley Washlands and the Needwood and South Derbyshire Claylands.	X		Comments are noted and the suggested amendments to the text of the scoping report have been incorporated into paragraph 3.10.1.

		<p>To use the correct terminology, ‘Regional’ needs amending to ‘National’; however, this information is insufficient - the point needs to be made that these five NCA’s are further subdivided by the County landscape assessment into twelve more detailed landscape character types for use at the local level. Suggested additional text:</p> <p>These are further are subdivided by the County landscape character assessment into more twelve detailed landscape character types as shown below:</p> <table><thead><tr><th>National Character Area</th><th>Landscape Character Type</th></tr></thead><tbody><tr><td rowspan="2">Needwood & South Derbyshire</td><td>Settled Farmlands</td></tr><tr><td>Riverside Meadows</td></tr><tr><td rowspan="3">Trent Valley Washlands</td><td>Lowland Village Farmlands</td></tr><tr><td>Wet Pasture Meadows</td></tr><tr><td>Riverside Meadows</td></tr><tr><td rowspan="4">Melbourne Parklands</td><td>Estate Farmlands</td></tr><tr><td>Wooded Estate Lands</td></tr><tr><td>Sandstone Slopes and Heaths</td></tr><tr><td>Riverside Meadows</td></tr><tr><td rowspan="2">Leicestershire & South Derbyshire</td><td>Coalfield Village Farmlands</td></tr><tr><td></td></tr><tr><td rowspan="2">Mease/Sence Lowlands</td><td>Village Estate Farmlands</td></tr><tr><td>Riverside Meadows</td></tr></tbody></table> <p>These are diverse landscapes with distinct characteristics across the District.</p>	National Character Area	Landscape Character Type	Needwood & South Derbyshire	Settled Farmlands	Riverside Meadows	Trent Valley Washlands	Lowland Village Farmlands	Wet Pasture Meadows	Riverside Meadows	Melbourne Parklands	Estate Farmlands	Wooded Estate Lands	Sandstone Slopes and Heaths	Riverside Meadows	Leicestershire & South Derbyshire	Coalfield Village Farmlands		Mease/Sence Lowlands	Village Estate Farmlands	Riverside Meadows		
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	Riverside Meadows																							
Derbyshire County Council	<p>Appendix 2: Baseline Data (also part of the evidence base for the Part 2 Local Plan Development Plan Document)</p> <p>This Baseline Data and Trends table is clear, easy to read and understand. DCC fully supports the inclusion of 15.2 Tranquillity map as base data in relation to noise and light pollution issues.</p> <p>DCC suggests that an ‘Areas of Multiple Environmental Sensitivity (AMES)¹’ plan should be provided here.</p>	X		The AMES data and associated mapping has been added to appendix 2 (21.4) of the scoping report as suggested.																				
Derbyshire County Council	<p>DCC fully supports the inclusion of baseline data to support the issue/ objective to conserve and enhance the District’s landscape and townscape character in 21.0.</p> <p>However, the correct terminology for 21.3 Landscape</p>	X		The proposed amendments have been made to section 21.3 (appendix 2) as suggested.																				

¹ The Landscape Character of Derbyshire 2014. Part four :Landscape Character as a spatial framework. DCC
<http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/default.asp>

		<p>Character Areas should be Landscape Character <u>Types</u>. The title would be improved if it read <u>National Character Areas with Landscape Character Types</u>. This would also enable the inclusion of comments on a general 'Trend' as identified in the NCAs, which is discussed in detail earlier in this response. It could read:</p> <p>Trend: Negative. – the themes woodland and trees were generally stable across the majority of Character Areas. By contrast, boundaries and historic features generally showed signs of being neglected, whilst settlement patterns appeared to be diverging in most Character Areas.</p> <p>The latest 2014 map (from DCC) and SDDC boundary should be included.</p> <p>Trend – recommended text. SEA Topics – surely there should be a relevant SEA topic.</p>			
Derbyshire Council	County	<p>Appendix 3 Key Issues Landscape</p> <p>Landscape is adequately addressed; however, under 'Source' there should be a reference to information on 'Areas of Multiple Environmental Sensitivity' that is now available online (see footnote above). There should be a reference somewhere to the fact the information on the Trent Valley Landscape Sensitivity study originated from DCC.</p> <p>The proposed impact on the Local Plan assessment for landscape is acceptable.</p>	X		This reference has been included at paragraph 3.85 of the report.
Derbyshire Council	County	DCC fully supports Landscape Objective 2:1 'To conserve and enhance the District's landscape and townscape character'.	X		Comment is noted.
Derbyshire Council	County	<p>Sustainability Topic: Landscape.</p> <p>The 'Objective' is: 'To conserve and enhance the District's landscape and townscape character', and the 'Detailed decision making criteria' is 'Does it respect and protect existing landscape character?'</p> <p>DCC fully supports this objective and the decision making criteria; however, the wording for the indicator needs further consideration. At present it reads:</p> <p>Detailed indicator - The proportion of housing completions on sites of 10 or more) which have been supported, at the planning application stage by a</p>	X		The Sustainability appraisal framework has been amended to reflect this comment.

		<p>landscape character assessment (<i>SDDC to be collected as part of Annual Monitoring</i>).</p> <p>The production of a landscape character assessment to support a planning application does not necessarily result in the District's landscape being conserved or enhanced. An assessment could be of poor quality and inadequately inform the conservation of existing landscape features, or the appropriate size, scale, design or the appropriate landscaping of the development proposal. It is not just the number of landscape character assessments, it is their quality and ability to deliver a suitable landscape and visual mitigation scheme that is an important indicator. DCC would therefore suggest rewording as follows:</p> <p>Detailed indicator - The proportion of housing completions on sites of 10 or more) which have been supported, at the planning application stage by an <u>appropriate and effective</u> landscape character <u>and visual</u> assessment <u>with</u> appropriate <u>landscape proposals</u> (<i>SDDC to be collected as part of Annual Monitoring</i>)</p> <p>Visual effects are interlinked with impacts on the landscape and how it is perceived. Visual and landscape character assessments go hand in hand and this needs to be reflected in the document.</p>			
Derbyshire Council	County	<p>The Derbyshire Climate Change Charter (2014-19) is missing from this table. It was adopted at Derbyshire County Council's Full Cabinet on 2 December 2014 and Derbyshire County Council (DCC) has worked closely with South Derbyshire on its development (Tom Gunton; Environmental Protection Officer). http://www.derbyshire.gov.uk/images/2014-12-02%20Derbyshire%20Climate%20Change tcm44-255197.pdf</p>	X		This comment is noted and the study and its content have been added to table 1 of the scoping report and Appendix 1
Derbyshire Council	County	<p>The Derbyshire Local Economic Assessment 2014 produced by the Policy and Research Team at DCC should be referenced. It can be found at: http://observatory.derbyshire.gov.uk/IAS/lea/ The Derbyshire Economic Strategy Statement, produced by the Derbyshire Economic Partnership, should be referenced. It can be found at: http://www.derbyshireeconomicpartnership.org.uk/derbyshire-economic-partnership/derbyshire-economic-strategy-statement/</p>	X		This comment is noted and the study and its content have been added to table 1 of the scoping report and Appendix 1
Derbyshire	County	Derbyshire's Local Flood Risk Management Strategy	X		This comment is noted and the draft study and its content have been added to table 1 of the scoping

Council		(LFRMS) is currently in the process of being written and approved. This is produced in accordance with a legal duty written in the Flood and Water Management Act 2010. The LFRMS will be circulated for consultation in February 2015, and published in June 2015, so it will be in operation for the majority of the lifetime of this document. The LFRMS will provide information on how DCC intends to manage flood risk in the County and its level of service in all areas. Of particular importance will be the level of service with regard to the planning process, which DCC believes is of relevance to the Local Plan Scoping Report. Please contact Flood.Team@derbyshire.gov.uk should you require any more information on the LFRMS.			report and Appendix 1
Derbyshire County Council		DCC suggests that South Derbyshire consider the inclusion of the Sustainable Drainage System (SuDS) National Standards in the report. These are currently in draft due to the legal/parliamentary uncertainty over the implementation of these standards but they are likely to be in force in some form during the lifespan of the document. The Government response (18 December 2014) to the recent joint Department for Environment and Rural Affairs (DEFRA)/Department for Communities and Local Government (DCLG) consultation on 'Delivering Sustainable Drainage Systems' is that it will utilise existing work that has already gone into the production of National Standards and supportive technical guidance 'to produce clear and straightforward planning practice guidance based on the National Standards'. Furthermore, proposed amendments to planning policy, to be introduced from 6 April 2015, will make sustainable drainage systems a material consideration in planning for major development.		X	These standards have yet to be published at the time of writing. Once available these will be added to the list of plans, policies and programmes reviewed by the authority if they are relevant and could inform our own plan policies.
Derbyshire County Council		The forthcoming draft Derbyshire Minerals Local Plan, and the draft Derbyshire Waste Local Plan should be mentioned.	X		These are referenced in paragraph 3.7.3 and a weblink has been added to the report to allow further up to date information on minerals and waste development frameworks to be signposted.
Derbyshire County Council		Appendix 1 should make reference to the Derbyshire Climate Change Charter (2014-19).	X		The Climate change charter is referenced in appendix one of the report
Derbyshire County Council		Air quality data should be referenced.	X		Additional information in respect of air quality have been added at Section 3.7.6
Derbyshire County Council		Sections 3.3-3.9 could benefit from a line explaining where the source information of data can be found even if it just refers to one of the Appendices.	X		Paragraph 3.2.3 has been amended to specify how information in section 3 of the report relates to Appendix 2 and specify the additional information such as the source of data and recent trends in the data included in this appendix
Derbyshire County Council		In Table 2 there is reference to February 2011 for population and household projections although in 3.5.1 it says that 2012 population projections have been used. Also it is not quite clear what year the household	X		The information referred to regarding the Population and Household estimates is referenced to provide context to the level of recent growth in south Derbyshire. Population forecast data has been added to appendix 2 of the report

		projections relate to and there do not seem to be any household projections data in the Appendices. Additionally, the household growth (footnote 1) refers to Population and Household Estimates as opposed to household projections			
Derbyshire Council	County	In 3.7.1, the text should be amended to specify which source of flood risk is being referred to. It appears that this relates to fluvial flooding (which should be defined) according to the Environment Agency's (EA) data; however this would not be clear to members of the public, etc. The definitions of 'medium' and 'high' flood risk are also not stated in the text here and are unclear. It should also be clearly noted that there will be further properties that are in 'low' fluvial flood risk areas that are highly susceptible to surface water and groundwater flooding and vice versa. Other properties that may not be modelled to be at flood risk may experience flooding (e.g. due to failed infrastructure, maintenance or modelling errors), so numbers of properties at risk can be misleading.	X		Paragraph 3.7.1 has been amended (and is now paragraph 3.8.1) to clarify that the text in the original document referred to fluvial flooding. Additional information on other types of flooding have also been added to the paragraph.
Derbyshire Council	County	Table 3 – DCC recognises that sections 3.3-3.9 are a summary of the key issues but there could be an argument for touching on a few more of the issues referenced in Table 3, e.g. the key issues 4, 5, 12, 20, and 23.	X		Information on an ageing population has been added at paragraph 3.5.2 to address comments relating to issue 4 Information on affordable housing has been added at paragraph 3.6.2 to address comments relating to issue 5 Information on employment and jobs has been added at paragraph 3.6.3 and 3.6.4 to address comments relating to issue 12 Information on retail issues has been added at paragraph 3.6.5 and 3.6.6 to address comments relating to issue 20 Information on water supply issues has been added at paragraph 3.8.2 and to address comments relating to issue 23
Derbyshire Council	County	3.7.2 refers to CO2 emissions being an issue – does it need to be included in Table 3 Does there need to be a 'material assets section' in the sections 3.3-3.9 to reflect the headings in Table 3? The indicators and data at the back of the document are very comprehensive. Consideration should also be given to the following additions: <ul style="list-style-type: none"> • % BME population; • repossession and insolvency data; • levels of unpaid caring; • industrial land values; and • housing tenure (terraced, semi-detached, etc...) 	X		Additional text has been added to Table 3 stating that "There is virtually no existing renewable energy generating capacity within the District and local homes and business emit high than average levels of Carbon dioxide compared to surrounding districts" . A Material Assets section has been added to section 3 of the scoping report. Additional information has been added in respect of housing tenure and housing type, repossession data, levels of unpaid caring and in respect of populations forecasts and ethnicity as suggested.
Derbyshire Council	County	Whilst it is recognised that the list in table 5.1 is taken from the Part 1 Local Plan, nevertheless it would be	X		Additional information on water supply has been added to section 3 of the Scoping report (under the climate change section). A link to Severn Trent's Water Resource Management Plan has also been

		helpful if the water supply issue in Table 3 were to come through more strongly.			included in the report.
Derbyshire Council	County	Table 4 should include some reference to population levels and population projections, age profile, and include resident earnings as well as workplace earnings. Broadband is also mentioned in this table and should be referenced earlier in the document.		X	The SA framework deals with the indicators to measure the sustainability objectives of the Plan. It is not the purpose of the plan to deliver population growth, but rather make the provisions necessary through the land use system to accommodate that growth. As such whilst it is necessary to consider likely population growth levels in the scoping report to inform the plan objectives having reviewed the information which could be included in the SA Framework it is unclear whether the data highlighted could usefully help measure the performance of the Plan. That said population and incomes will continue to be monitored through out the Plan period through the AMR. A reference to broadband provision has been added to paragraph 3.5.8 of the updated scoping report
Derbyshire Council	County	Section 10 – do references to VAT registrations and industrial sectors need to tie in with Table 4?	X		Business births and the Proportion of people employed in key sectors have been included as indicators for the objective to achieve stable and sustainable levels of economic growth.
Derbyshire Council	County	Section 20.2 – does library use need to be referenced in Table 4?		X	The inclusion of an indicator to measure library use was considered as a way of measuring access to facilities. However the Authority have been unable to identify any useful time series data (although snap shop date regarding the use of library facilities has been identified). To this end monitoring access to library facilities has not been included in the SA Framework.
Derbyshire Council	County	<u>Appendix 2</u> 14.1 – It would be useful for the baseline to confirm the definition of Sustainable (Urban?) Drainage Systems (SuDS) used (e.g. what SuDS elements are included). It is noted that the data exclude soakaways but on occasions soakaways can be a useful SuDS solution. On the other hand the data may include underground attenuation tanks and oversized sewer pipes which are both not widely regarded as sustainable.	X		A definition of the term SUDS has been included in appendix two of the report.
Derbyshire Council	County	<u>Appendix 2</u> 17.0 is noted, and the inclusion of wider flood risk baseline data. DCC recommends that paragraph 17.5 clarifies that the maps relate to fluvial flooding from Main Rivers according to EA datasets. It also recommends that consideration be given to including the EA's flood risk from surface water datasets on a separate diagram. DCC Flood Team has recorded a number of significant surface water flood events within South Derbyshire in recent years so this source should not be understated.	X		The text related to the map at 17.5 has been amended to clarify that the map relates to fluvial (river) flooding. An additional map showing areas of pluvial (surface water) flooding also will be included at 17.6 (Appendix 2)
Derbyshire Council	County	The Council should gather further air quality data to underpin plan preparation.	X		The Council has collected information related to air quality management areas in East Staffordshire and Derby City through the part 1 Local Plan. However the scale of growth to be included in the Part 2 Plan coupled with the location of proposed development sites means that air quality is unlikely to have any significant effects on these identified AQMAs. In additional limited data regarding localised air quality issues has been added to section 3.7.6 of the scoping report with a link to air quality sampling undertaken by the Authority.
Derbyshire Council	County	EA Revised Flood Maps for Surface Water or equivalently, the DCC Surface Water Flood Maps, which are more locally appropriate. Either of these datasets would allow SDDC to more comprehensively assess flood risk facing the District and the possible	X		An additional map showing areas of pluvial (surface water) flooding also will be included in appendix 2.

		impacts on developments.			
Derbyshire Council	County	Renewable energy generation could be identified as a key theme. The Climate Factors section could also incorporate CO2 reduction targets (80% by 2050). Also excluded is reference to Climate Change Adaptation.	X		The lack of renewable energy generation has been identified as a key issue in South Derbyshire. The 80% reduction in CO2 by 2050 target has also been added to the SA framework (Table 4)
Derbyshire Council	County	The Part 2 Local Plan could further stress that SuDS are an important measure that can be implemented to manage the risk of flooding identified in the document. Designing drainage schemes according to up-to-date construction and maintenance standards, as well as designing for exceedance so that should drainage systems be exceeded damage to people and property is minimised, are important elements considered during every planning application in all areas of the district.		X	The Council considers Flood risk and the provision of sustainable drainage issues as being a strategic matter and has therefore included a number of development management policies in the Part 1 Local Plan to ensure that all new developments incorporate SUDS provision. Given the inclusion of such policies in the main part of the Plan it is not considered necessary to duplicate this policy in the Part 2 Local Plan.
Etwall Parish Council		As consultees we welcome the opportunity to comment on Part 2 of the Local Plan Scoping Report. Part 2 of the LDF as published is a lengthy but informative document and covers a multitude of detail set out within the plan. However, and most importantly for the residents of Etwall and Egginton, the plan fails to outline the consequences of the expected Intermodal Park planned for our area. Our view, should this industrial development go ahead with the expected 5000 jobs, is that the plan will immediately become invalid and our case worthless considering the impact on our local area and environment.		X	Whilst this comment is noted the Egginton Strategic Rail Freight Interchange (SFRI) Scheme is not a proposal being made through the Local Plan process. It is, in effect a speculative, planning application being made to the Secretary of State for a Nationally Significant Infrastructure Project. It is unknown whether this scheme will be consented and the potential effects of any proposal are still unknown given the early stage of the project.
Etwall Parish Council		The Sustainable Development Statement supports the need for a vibrant health community with a housing need for present and future generations. It also calls for the protection and enhancement of our environment. The industrialising of our immediate surroundings and the consequent immigration of a considerable workforce will put an unacceptable strain on our community and infrastructure.		X	Again whilst these comments are noted. This is not a proposal being brought forward through the Local Plan. It will be for the Secretary of State to consider the merits of any proposal for an SFRI.
Etwall Parish Council		We are presently being inundated with outline planning applications for up to 400 plus applications over three locations within our village boundary plus another potential 100 properties on land originally earmarked as a cricket pitch on Willington Road. We are well aware that the absence of a Local Plan has found the local planning committees surrendering to central government pressure to produce sustainable housing over the next five to six years with little consideration as to the location and consequences of			Comments are noted.

	<p>their determinations.</p> <p>If and when the Local Plan is published consideration must be given to local village environmental issues and the wishes of residents. Increasing numbers of applications made by speculative developers in our area is causing more and more unrest.</p>			
Highways Agency (Highways England)	<p>A1 – Identifying links to other relevant plans and strategies and sustainability objectives</p> <p>The Agency welcomes that the Derbyshire Local Transport Plan and the Derby City Local Transport Plan have been scoped for the purpose of informing the South Derbyshire Part 2 Local Plan. The Agency notes that ‘key messages’ have been provided for the plans, following their initial scoping, which predominantly relate to the need to ensure that the plans contribute towards the delivery of more sustainable transport choices. The review of these plans as part of the Sustainability Appraisal helps to ensure that they provide a robust evidence base to inform the Local Plan Part 2.</p>	X		Comments are noted.
Highways Agency (Highways England)	<p>A2 – Setting out the scope of the baseline</p> <p>The Agency considers that the Council’s commitment to collecting baseline information as a key part of the Sustainability Appraisal process is important. In particular, from a transport perspective, the Agency welcomes the fact that potential transport impacts and mitigation are to be assessed as part of the evidence base to inform the Local Plan Part 2.</p>	X		Comments are noted
Highways Agency (Highways England)	<p>A3 – Identifying sustainability issues and problems</p> <p>With regard to the key environmental and sustainability issues as identified in Table 3 of the Scoping Report, the Agency notes that the identified transport issues, indicate that “The District is well served by the strategic road network, although many routes suffer frequent congestion”. However, it considers that congestion on the A38 is mainly an issue at peak periods and that the A38 Derby Junctions Scheme will assist in addressing this issue, particularly for A38 through traffic.</p>	X		Comments are noted
Highways Agency (Highways England)	<p>A4 - Developing the Sustainability Appraisal Framework</p> <p>The Agency notes that the Council has set out a series of aspirational objectives for sustainable development</p>	X		Comments are noted

	<p>against which the potential impact of the plan can be measured. The Agency welcomes Objective 8 – To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport and cycling). It also welcomes the indicators to measure the impacts of the plan, which include traffic counts and mode of travel for journey to work. Therefore, the Agency considers that, from a transport perspective, the framework will help to ensure that future impacts on the operation of the SRN are minimised.</p>			
Higways Agency	<p>A5 - Consulting on the scope of the sustainability appraisal</p> <p>As well as welcoming the opportunity to comment on the Scoping Report, the Agency also welcomes that various other stakeholders such as community groups and social and economic bodies have been provided with the opportunity to comment on the publication of the scoping report. This is consistent with the requirement for enhanced community involvement in plan making and will help to ensure that the views of all sectors are taken into consideration.</p>	X		Comments are noted
Higways Agency	<p>Conclusion</p> <p>The Agency considers that, from a transport perspective, the Scoping Report constitutes a welcome first step in the Sustainability Appraisal process. The Agency understands that the Scoping Report will help to inform the development of the Sustainability Appraisal Report and the Agency looks forward to future engagement with the District Council as this document comes forward.</p>	X		Comments are noted
Lichfield District Council	<p>Thank you for the above consultation. I can advise you that I have no comments to make on the aforementioned document.</p>	X		Comments are noted
North West Leicestershire District Council	<p>I apologies in the delay getting comments back to you on the SA Scoping report part two. Having reviewed the consultation document it may be useful to include neighbouring authorities local and emerging local plans as part of the supporting local evidence base documents set out in page 9.</p> <p>Please do not hesitate to contact me if you would like to discuss further.</p>	X		These strategies have been added to table 1 of the report and appendix 1 of the report and the objectives and key targets of those plans expressed within the report where these are available

The background features a stylized, abstract design. It consists of several overlapping, organic shapes in shades of purple and green. A large, light green shape on the left side overlaps with a darker purple shape. Below these, there are more green shapes, some of which are outlined in white. The overall composition is modern and artistic.

Appendix 2

Broad Options Appraisal

Issue 1 Settlement Boundaries

Issue 1 – Settlement Boundaries

Local Plan Part 2 Approaches:

- Option 1:** Define settlement boundaries for all nucleated settlements regardless of size and only allow development within the boundary subject to exceptions in line with the NPPF
- Option 2:** Apply Settlement boundaries to Urban Areas and Key Service Villages and use criteria based policies to determine the acceptability of development elsewhere
- Option 3:** Don't define settlement boundaries and consider all new developments on its merits according to criteria based policies in the Plan

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term

to provide decent and affordable homes that meet local needs	✓✓	✓	✓
	This option would draw settlement boundaries around nucleated settlements including appropriate rural villages. This option would facilitate continued growth across all scale of villages and together with Policy H1 of the Part 1 Local Plan would support affordable and cross subsidy homes in villages with settlement. Impacts could have a moderate to major positive impact across the whole plan period	This option would allocate growth to those tiers of settlement which have been subject to strategic allocations through the Part 1 Local Plan. It would accommodate limited growth in settlements without a settlement boundary but would restrict the scale of potential affordable or cross subsidy housing schemes which could come forward in the Plan period. Nonetheless this option would deliver the homes need to meet district wide need. Impact could be positive and of moderate significance.	This option would deliver growth based on criteria based policies. The exact performance of this option would be partially dependent on the criteria adopted, however it is likely that in not identifying locations where growth could be acceptable in principle, this could affect the potential for growth to come forward within the Plan period as such an approach would lack the certainty provided by settlement boundaries. Impacts are identified as positive and of minor to moderate significance.
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	?	?	?
	This approach could work with Policy H1 to support the delivery of new affordable and cross subsidy housing within Key, Local and Rural Villages with a settlement boundary. However positive effects would be dependent on such proposals coming forward and the need for affordable/cross subsidy homes in local communities. Impacts are uncertain.	This approach could work with Policy H1 to support the delivery of new affordable and cross subsidy housing within urban areas and Key, Service Villages with a settlement boundary. However positive effects would be dependent on such proposals coming forward and the need for affordable/cross subsidy homes in local communities. Impacts are uncertain	This policy approach would be unlikely to support the delivery of affordable exceptions or cross subsidy sites (as it would not designate settlement boundaries for Local Service and rural villages). However, any criteria based policy could include criteria to support affordable homes in existing communities where there is a clear need. Impacts are uncertain and would be dependent on the scope and content of the policy.
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.	✓ This option could facilitate housing growth including in rural or local service villages where local service provision and access to facilities is limited. It could therefore encourage travelling and limit non travel choices. However, the scale of growth would be limited given the Council's proposed distribution strategy considered in Issue 3 of the Part 1 Sustainability appraisal and could help support the delivery of further facilities, or support existing provision. Impacts are positive and of minor significance.	✓✓ This option would target growth to Urban areas and key service villages which have relatively good service provision. On this basis this policy would perform strongly against this SA objective and could have a moderate to major positive effect.	✓ This policy could deliver growth in locations well served by existing services and facilities, but could also make provision for growth in smaller communities without extensive serve provision. However, like option 1 the scale of growth could be limited given the Council's proposed distribution strategy considered in Issue 3 of the Part 1 Sustainability appraisal and this policy could help support the delivery of further facilities, or support existing provision. Impacts are positive and of minor significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓ This option, would allow for small scale growth and as such it is likely that the likely levels of growth would be able to utilise existing infrastructure and facilities. However public transport provision, and access to non car modes is variable in smaller villages and it is likely that the designation of settlement boundaries in smaller villages could facilitate growth in locations poorly served by public transport. On balance impacts are positive and of minor or potentially moderate significance.	✓✓ This option would target growth to Urban areas and key service villages which tend to have greater infrastructure provision and better access to public transport provision.	✓ Like option 1, this option could potentially accommodate small scale growth in rural villages and areas as well as larger settlements. However public transport provision and access to non car modes is variable in smaller villages and in some case infrastructure may not exist (for example in respect of sewerage networks) in isolated areas. However it is likely that any policy would steer growth away from very isolated areas. On balance impacts are positive and of minor significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to enhance the vitality and viability of existing town and village centres	✓	✓	✓
	This option would ensure that growth is delivered across Key and Local Service Villages as well as rural villages that have a settlement boundary. This could support existing shops and leisure facilities across all size settlements. However the level of growth proposed through the part 2 is modest and focussed towards non-strategic sites. Impacts would be positive and minor or moderate significance	This option would restrict non-strategic growth to urban areas and key service villages. Whilst this would support town and village centres in these areas it would not support smaller village centres. Overall impacts are likely to positive and of minor significance.	It is unclear how this policy would facilitate growth. However it is likely that where growth comes forward it would offer some support to local villages. Impacts are likely to be positive but would have an uncertain magnitude.
to improve the quality of new development and the existing built environment	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	X	X	X
	Irrespective of location it is likely that further growth including within settlement boundaries of Key and Local Service Villages and some Rural Villages will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance.	Further growth within and adjacent to urban areas and key service village will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance	Irrespective of location it is likely that further growth will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	X	X	X
	In many cases further development within settlement boundaries within all scale of settlements will lead to the loss of greenfield land. However given that settlement boundaries are drawn tightly around existing settlements it is likely that the scale of losses would be limited. Impacts are negative and of minor significance.	Further development within settlement boundaries for urban areas and Key Service villages will lead to the loss of greenfield land. However given that settlement boundaries are drawn tightly around existing settlements it's likely that the scale of losses would be limited. Impacts are negative and of minor significance.	It unclear how restrictive a criteria based policy could be. However as its purpose would be to accommodate some growth in smaller settlements it is likely that some green field losses would occur and hence a negative performance against this SA objective is recorded, although the significance of effects is uncertain .
to reduce and manage flood risk and surface water run-off	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X	X
	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town and may therefore lead to more trips being generated. However the scale of growth will be limited in scale and as such effects are likely to be negative and of slight or potentially minor significance	It is likely that this option will facilitate some growth in local Service villages which whilst reasonably well served by local services and facilities lack the full range of services and employment available in Swadlincote or the edge of Derby. It would therefore lead to additional trips being generated. However the scale of growth will be limited in scale and as such effects are likely to be negative and of slight or potentially minor significance	It likely that this option would facilitate some growth across a range of urban and rural locations and likely options 1 and 2 could increase the need to travel to access employment and local facilities. However the scale of growth will be limited by an criteria based policy and as such effects are likely to be negative and of slight or potentially minor significance
to conserve and enhance the historic environment, heritage assets and their settings	?	?	?
	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within settlement boundaries therefore the likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries. Impacts are uncertain .	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within settlement boundaries therefore the likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries. Impacts are uncertain .	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within existing settlements. Any criteria policy could include a clause to prevent unacceptable impact on heritage assets; however the likely level of impact would be determined by the nature of sites that come forward. Impacts are uncertain .
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the District's landscape and townscape character	X	X	X
	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in villages will typically have negative landscape and visual impacts. However mitigation can help reduce the significance of these as can ensure that small scale growth only is supported within settlement boundaries. Impacts are identified as negative and of minor to moderate significance	The likely level of impact would be determined by the nature, scale and location of sites that come forward, the design and layout of schemes including mitigation. However the use of criteria based policy to control growth in more isolated areas could ensure a requirement to not have undue impact on local landscape. Nonetheless a negative impact of minor or moderate impact would still be likely	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Nonetheless the inclusion of a criteria to protect local landscape character could help ensure that the significance of likely effects can be reduced. Nonetheless this approach would still facilitate growth and would have a negative impact of minor or moderate significance.

Issue 2 Housing Apportionment

Issue 2 – Housing Apportionment Options

Local Plan Part 2 Approaches:

- Option 1:** Apportion according to the Settlement Hierarchy with Urban Areas and Key Service Areas accommodating the highest levels of growth (to reflect the greater sustainability of larger settlements) and smaller Local villages and Rural Areas taking lower levels of growth to reflect the relative lack of services and facilities in those villages.
- Option 2:** Base housing apportionment in respect of non-strategic sites on the wider merits of the sites available for development including specific issues which may need addressing at the site level (such as reuse of brownfield sites, or need for affordable housing).
- Option 3** (Hybrid) focus growth towards more sustainable settlements in accordance with the Settlement Hierarchy and allocate smaller scale development planned for in Local Service Villages and Rural Villages to ensure site and local level issues are addressed.

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term

to provide decent and affordable homes that meet local needs	?	✓	?
	Under this option an uncertain effect has been identified. This is because whilst market and affordable homes could be delivered in larger settlements this would not necessarily meet the market and affordable housing needs in smaller settlements given the limited provision which will be made for these areas, although growth in some larger villages could meet wider needs.	This option could make greater provision for housing development outside of those areas which have seen strategic housing allocations through the Part 1 Local Plan. However site identified would still need to reflect the Councils settlement hierarchy policy (H1) that seeks to limit the scale of growth in some areas irrespective of the wider merits of the site or the benefits it could deliver to local communities. Impacts are identified as positive and of minor significance.	This option would see growth mainly located in larger villages (as these would be able to accommodate larger sites in accordance with the Council's adopted settlement hierarchy policy) but could make provision for smaller scale development in more rural locations that could contribute towards local housing needs. Overall an uncertain impact is identified as at the time of writing it is unclear what proportion of non-strategic sites could be located on rural sites which could deliver specific local benefits such as delivering additional affordable housing, regenerating brownfield land etc.
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	✓	✓	✓
	This option would support the delivery of new homes (including affordable homes) across a range of urban and rural locations. However the level of new housing provision in smaller settlements would be limited by the number of homes required (600 in the LP2) and the scale of growth which can be accommodated in smaller villages according to policy H1 of the Part 1 Local Plan (Settlement Hierarchy). Given this fact it would be likely that this option would also ensure homes are mainly located in areas where there is relatively good public transport provision. Overall effects would be positive and of slight or minor significance.	This option would focus development on areas where there could be a clear local benefit from development, such as regenerating a previously used site, delivering affordable housing or contributing towards improvements in community facilities. It is likely that this option would have a positive impact, although the significance of effects is uncertain and would be dependent on issues such as local housing need and whether local facilities and services are accessible locally.	This option would contribute towards the delivery of new homes (including affordable homes) across a range of urban and rural locations. However the level of new housing provision focused on smaller settlements would be limited given that only around 600 homes will be allocated in LP2 and this will still be focussed on larger settlements. However restricting housing growth in unsustainable locations could ensure that housing delivered through this option is located close to existing services and facilities and accessible to public transport which could help ensure that residents aren't excluded from accessing jobs and public services. Overall a positive impact of minor significance is identified.
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	?	✓
	This option would steer housing growth mainly towards larger villages where local service provision and access to facilities is likely to be better than smaller settlements and where public transport is available. It could therefore provide some opportunity to reduce reliance on private car journeys. Overall Impacts are positive and of minor significance.	This option would have uncertain effects and would be dependent on the site locations identified for inclusion in the Plan, and the wider sustainability of settlements. An uncertain effect is assigned.	This option would see the delivery of new homes focussed on urban areas and key service villages. New development focussed in these areas would be likely to allow residents to access a higher level of local services and facilities (such as social and community services, employment and retail). However limited provision would still be made for some growth in less sustainable locations such as local service villages and rural villages which may help support the limited services that do exist. Overall, this option is likely to have a minor positive effect in respect of options to improve accessibility.
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)	✓	?	✓
	Locating non-strategic growth mainly in urban areas and Key Service Villages with limited growth in smaller villages will allow new developments to make use of existing infrastructure where capacity exists to support small scale growth proposed. Larger settlements also tend to have the best public transport provision. Overall this option is likely to have a minor positive effect against this SA objective.	This option would have an uncertain effect and would be dependent on the site locations identified for inclusion in LP2, and the wider sustainability of settlements including existing infrastructure provision and public transport provision. An uncertain effect is assigned.	Locating non-strategic growth mainly in urban areas and Key Service Villages through the LP2 will allow new developments to make use of existing infrastructure where capacity remains to serve growth. These areas also tend to have the best public transport provision within the District. However small scale growth would still be accommodated in some local service villages and rural villages where specific justifications exist to allocate sites. Overall this option is likely to have a minor positive effect against this SA objective
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	✓	✓
	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.
to enhance the vitality and viability of existing town and village centres	✓	✓	✓
	This option would ensure that growth is focussed on Swadlincote and Key Service Villages, with lower levels of growth within Local Service Villages as well as Rural Villages. Overall this option is likely to have a minor to moderate positive effect in respect of enhancing the vitality and viability of existing town and village centres by supporting appropriate levels of growth in different tier settlements which could help sustain existing services and in limited circumstances could potentially support the delivery of new shops or other retail services.	This option would make provision for additional homes in rural locations which could help support the existing town and village centres. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would ensure that growth is focussed on Swadlincote and Key Service Villages and elsewhere where clear local benefits could arise. As such this option could have minor to moderate positive effect in respect of enhancing the vitality and viability of existing town and village centres.
to improve the quality of new development and the existing built environment	?	✓	✓
	This option could facilitate the reuse of sites in need of regeneration through LP2, but it could also direct growth away previously developed sites especially in smaller villages which may not be as sustainable as larger settlement. Impacts would be uncertain .	Making provision for development in LP2 where specific opportunities to regenerate or reuse under used sites exist could help ensure that this option could have a positive effect of minor or potentially moderate significance against this objective. In addition this option could help ensure that development can be accommodated where it makes a positive contribution towards local townscape irrespective of location so long as it conforms to wider requirement of the Local Plan.	Focussing growth towards larger settlements, but making provision for limited development in rural locations where specific opportunities to regenerate or reuse under used sites where they exist would help ensure that this option could have a positive effect of slight or minor significance against this objective. In addition this option could help ensure that development can be accommodated where it makes a positive contribution towards local townscape irrespective of location so long as it conforms to wider requirement of the Local Plan
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	X	X	X
	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	?	✓	✓
	This option would be likely to steer most growth to larger settlements. However many previously developed sites in larger settlement have been redeveloped in recent years and it is unclear whether there is significant potential for brownfield sites to contribute toward LP2 allocations if sites are focussed in these areas. Impacts are uncertain .	This option could steer new housing sites towards previously developed sites including in smaller villages though there is limited amounts within the District. This approach would help minimise greenfield land losses, which in any case would be limited by virtue of the modest scale of growth required through the LP2. This option is considered likely to have a minor positive effect against this SA objective.	This option would apportion growth, mainly to larger settlement but would allow sites to be steered towards previously developed land including in smaller villages though there is limited amounts within the District. This approach would help minimise greenfield land losses, which in any case would be limited by virtue of the modest scale of growth required through the LP2. This option is considered likely to have a minor positive effect against this SA objective.
to reduce and manage flood risk and surface water run-off	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk within those sites and the design of any individual development scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk and the design of any individual development scheme. This option could also potentially contribute to the delivery or maintenance of new or existing flood defences, although again would be dependent on the site that come forward. Impact is uncertain.	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk and the design of any individual development scheme. This option could also potentially contribute to the delivery or maintenance of new or existing flood defences, although again would be dependent on the site that come forward. Impact is uncertain.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X	X
	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town. However, even in Key Service Villages it is unlikely residents would be able to access secondary school provision and employment locally and as such growth will lead to increased need to travel. The scale of growth will be limited in the villages (as indeed it is in the Part 1 Local Plan). As such effects are likely to be negative and of slight or potentially minor significance.	It is likely apportioning site based on merits could allow for growth in lower tier settlements and as such growth could lead to increased need to travel. However the scale of growth will be limited in the villages by the housing requirement through LP2. As such effects are likely to be negative and of slight or potentially minor significance.	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town. However, even in Key Service Villages it is unlikely residents would be able to access secondary school provision and employment locally and as such growth will lead to increased need to travel. The scale of growth will be limited in the villages (as indeed it is in the Part 1 Local Plan). As such effects are likely to be negative and of slight or potentially minor significance.
to conserve and enhance the historic environment, heritage assets and their settings	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the District's landscape and townscape character	X	X	X
	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in Swadlincote and villages will typically have negative landscape and visual impacts. However mitigation can help reduce the significance of these as can ensuring that small scale growth only is supported within settlement boundaries. Impacts are identified as negative and of minor to moderate significance.	The likely level of impact would be determined by the nature, scale and location of sites that come forward, the design and layout of schemes including mitigation. However this option could have benefits in some locations where it supports the reuse of brownfield sites which detract from local character. On balance however impacts are likely to be negative and of minor to moderate significance.	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in Swadlincote and villages will typically have negative landscape and visual impacts, Growth in villages could also have landscape and townscape effects. However mitigation can help reduce the significance of any impacts. Impacts are identified as negative and of minor to moderate significance.

Issue 3 Local Green Spaces

Issue 3 –Local Green Space

Local Plan Part 2 Approaches:

Option 1: Do not designate Local Green Spaces

Option 2: Support the designation of appropriate green space through the Neighbourhood Planning process

Option 3: Designate appropriate green spaces through the LP2

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	✓	✓
	This option is unlikely to offer any protection to community spaces which might be valued for biodiversity/ecology reasons. However these sites could still contain other priority habitats or protected species which may offer a degree of protection from development. Moreover it is unclear whether sites proposed as green spaces may be subject to development proposals in the absence of a local green space designation. Impacts are uncertain .	The likely level of impact would be determined by the nature of sites that come forward and their value/sensitivity in biodiversity terms. However only a limited number of communities in the District are bringing forward a neighbourhood plan and as such the benefits of this option would be eroded by the limited area that could be covered in neighbourhood plans. On this basis positive effects are likely to be moderated but nonetheless would be positive and of slight or minor , significance.	The likely level of impact would be determined by the nature of sites that come forward and their value/sensitivity in biodiversity terms. Based on sites proposed through the initial consultation a number would have beneficial effects in respect of habitat and species protection. For the most part this policy would allow protection of sites which would not meet the necessary requirements to justify designation of a local (county) wildlife site or Local Nature Reserve. On this basis positive effects are likely to be moderated but nonetheless would be positive and of minor , or moderate significance.

to provide decent and affordable homes that meet local needs	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	✓	✓
	No significant effects identified	This option would see the designation of areas of local green space, including valued recreational spaces which may not receive any protections included elsewhere in the Local Plan. This designation could help preserve many areas that may not be protected through Local Plan policies, but nonetheless are valued community spaces which meet some local formal and informal recreation need. However given that this option would rely on designation through a neighbourhood plan. Impacts would be positive but of slight or minor significance.	This option would see the designation of areas of local green space, including valued recreational spaces which may not receive any protections included elsewhere in the Local Plan such as policies INF6 (Community Facilities) and INF9 (Open Space, Sport and Recreation). This designation could help preserve many areas that may not be protected through these policies, but nonetheless are valued community spaces which meet some local formal and informal recreation need. Impacts would be positive and of minor significance
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to enhance the vitality and viability of existing town and village centres	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve the quality of new development and the existing built environment	--	✓	✓
	No significant effects identified	Designating Local Green Spaces through neighbourhood plans could help ensure that local gaps or spaces in existing settlements that contribute to local beauty could be protected from inappropriate development. However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect townscape, and given that neighbourhood plans would be required to designate sites and many communities would be unlikely to make such a plan. Impacts would be likely to be positive and of slight or minor significance.	Designating Local Green Spaces through LP2 could help ensure that local gaps or spaces in existing settlements which are of historical significance to the settlement or add to local beauty could be protected from inappropriate development. However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect townscape, although, clearly in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to the quality of the existing built environment.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	?	✓	✓
	This option would only lead to increased levels of pollution where sites that could have been designated as a local greenspace comes forward for development. It is unclear how likely this could be given that allocations to meet in full local housing need are included in the Par1 and Part 2 Local Plans. Impacts are uncertain .	This option would allow for the protection of areas valued for their tranquillity. However, designation would be dependent on neighbourhood plans being brought forward to designate sites and relatively few communities in South Derbyshire are making a neighbourhood plan. Potential effects would be positive and of slight or perhaps minor significance.	This option would allow for the protection of areas valued for their tranquillity. As such designation could help ensure that sites of importance in respect of tranquillity can be offered long term protection from development that may have inappropriate effects in respect of noise and light pollution as well as visual clutter. Potential effects would be positive and of slight or perhaps minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce and manage flood risk and surface water run-off	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the historic environment, heritage assets and their settings	?	✓	✓
	This option would have an uncertain effect against this objective. Policy BNE11 makes provision for the protection of non-designated heritage assets and in the absence of local green spaces being designated on heritage grounds there may still be opportunity to protect non designated assets. Impacts would be uncertain .	The likely level of impact would be determined by the nature of sites that come and their overall spread (given that only a limited number of communities are making a neighbourhood plan). However the designation of local green spaces would offer potential, in principle, to support the protection of historic areas, which would not be of sufficient value to be designated as heritage assets. It is likely therefore that this approach would provide positive effects against this SA objective with effects being slight or potentially minor significance depending on the number and nature of designation of local green spaces.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance terms of heritage and their sensitivity to development. However the designation of local green spaces would offer potential, in principle, to support the protection of historic areas, which would not be of sufficient value to be designated as heritage assets. It is likely therefore that this approach would provide positive effects against this SA objective with effects being minor or potentially moderate significance depending on the number and nature of designation of local green spaces.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	✓	✓
	No significant effects identified	Green Spaces designated for historic reasons could in many instances be accessible to local communities and designations could help ensure accessibility to such resources. Impacts could be positive and of slight or potentially minor significance depending on the nature of sites designated.	Green Spaces designated for historic reasons could in many instances be accessible to local communities and designations could help ensure accessibility to such resources. Impacts could be positive and of slight or potentially minor significance depending on the nature of sites designated.
to conserve and enhance the District's landscape and townscape character	?	✓	✓
	This option would have an uncertain effect against this objective. Policy BNE1 makes provision for the protection of valued landscapes and townscapes and in the absence of Local green Spaces being designated this policy may still confer some protections on this site.	The inclusion of Local Green Spaces could help ensure that local landscape and townscape value is protected, However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect and enhance local townscape and landscape value. Although in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to local landscape and townscape quality.	The inclusion of Local Green Spaces could help ensure that local landscape and townscape value is protected, However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect and enhance local townscape and landscape value. Although in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to local landscape and townscape quality.

Issue 4 Swadlincote Town Centre Boundary

Issue 4–Swadlincote Town Centre Boundary

Local Plan Part 2 Approaches:

Option 1 Define the Town Centre based on the primary shopping area

Option 2 Define the Town Centre boundary based on Swadlincote Town Centre Vision and Strategy

Option 3 Define the Town Centre Boundary to that recommended in the Swadlincote Town Centre Retail and Leisure Study

Option 4 Define the Town Centre boundary based on existing uses and planning permissions as they exist now

SA Objective	Option 1	Option 2	Option 3	Option 4
	--	--	--	--
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to provide decent and affordable homes that meet local needs	✓	✓	✓	✓
	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.
to improve the health and well-being of the population	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	?	?	?
	No significant effects identified	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.
to improve educational achievement and improve the District's skills base	--	?	?	?
	No significant effects identified	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .

to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	✓	✓	✓
	No significant effects identified	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a minor or potentially moderate positive impact against this SA objective.	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a moderate positive impact against this SA objective.	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a moderate positive impact against this SA objective.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	✓	✓	✓
	No significant effects identified	Increased retail and leisure offer within the boundary proposed by the Swadlincote vision and strategy could reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.	Increased retail and leisure offer within the boundary proposed in the Swadlincote retail and leisure study could support the expansion of the town and reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.	Increased retail and leisure offer that could be delivered through the definition of a larger town centre boundary could support the expansion of the town and reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	✓	✓	✓
	No significant effects identified	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.

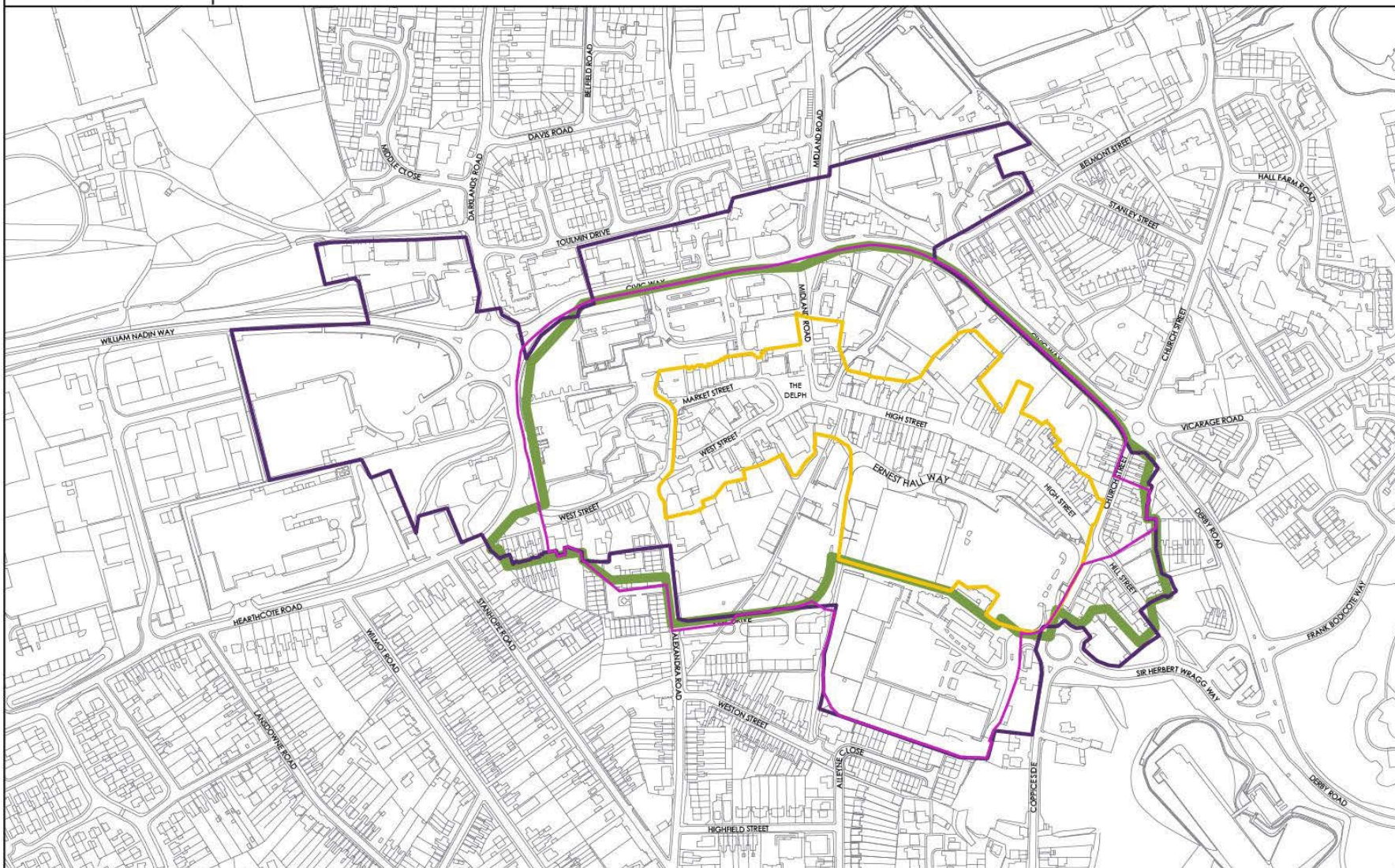
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	?	✓	✓	✓
	Defining a tightly drawn town centre boundary could potentially focus new development into a smaller area and could improve potential to secure improvements to the town (and hence attractiveness to shoppers), However it could also restrict opportunities for retail operators who's needs may not be supported by the nature or size of shops within the retail core. An uncertain impact is assigned.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure offer as well as support the delivery of other appropriate uses such of employment developments such as new offices. Overall the option was considered to have a minor positive impact against this SA objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure offer as well as support the delivery of other appropriate uses such of employment developments such as new offices. Overall the option was considered to have a minor or moderate positive impact against this SA objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure and employment offer. It could also support the rese and regeneration of a number of civic sites to the north of Civic Way. Overall option 4 was considered to have moderate positive impact against this SA objective.
to enhance the vitality and viability of existing town and village centres	?	✓	✓	✓
	It was considered, that a smaller town centre boundary may deter investment into the town. However it could also concentrate retail and leisure uses and make the town a more attractive shopping and leisure venue. An uncertain impact as therefore been assigned.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination Overall however impact would be positive and of minor significance.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination. Overall however impact would be positive and of minor significance.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination. Overall however impact would be positive and of minor significance.
to improve the quality of new development and the existing built environment	✓	✓	✓	✓
	Defining a smaller town centre boundary could allow townscape improvements to be focussed in a smaller area and could help improve the feel of the town. However it could undermine the delivery of mixed used development around the edge of the centre (although other plan policies could still support residential uses). As such a minor positive effect is identified.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	--	X	X	X
	No significant effects identified	Defining a larger town centre could encourage the development of addition retail and leisure uses. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.	Defining a larger town centre could encourage the development of addition retail and leisure uses. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.	This option could extent retail and leisure uses into areas which are mainly residential in nature. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to reduce and manage flood risk and surface water run-off	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the historic environment, heritage assets and their settings	--	✓	✓	✓
	No significant effects identified	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--			
	No significant effects identified	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.
to conserve and enhance the District's landscape and townscape character	✓	✓	✓	✓
	Defining a smaller town centre boundary could allow townscape improvements to be focussed in a smaller area and could help improve the townscape character. Impacts could be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.



Options for defining Swadlincote Town Centre



Boundary based
on existing uses

Primary shopping
area

Swadlincote
Town Centre
Masterplan

Town Centre boundary
as proposed in Swadlincote
Retail & Leisure Study

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100019461 2014.

Scale: 1 : 5000 at A4



Issue 5 Secondary School Provision

Issue 5 –Secondary School Provision Options

Local Plan Part 2 Approaches:

Option 1: Allocate both sites (Thulston Fields and Lowes Farm) for schools provision in line with the notification from the Local Education Authority (LEA)

Option 2: Notify Lowes Farm only

Option 3 Do not notify any potential sites

SA Objective	Option 1	Option 2	Option 3 (BAU)
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	X	X	?
	The likely level of impact would be determined by the exact location of the site, as well as the design and implementation of any future development. Within this option secondary provision would be allocated at either Lowes Farm or Thulston Field sites. The site at Thulston Fields and Lowes Farm could have a negative impact on protected and BAP priority species. However the site at Lowes Farm could also have potential to harm Sinfin Moor Regionally important geological site and Derby canal LWS, although potential effects on these would be dependent on the exact location of development proposed within the allocations. On this basis, a potential minor to moderate negative impact is assigned, although in practice effects could be substantially reduced through the careful design and siting of any school. In the longer-term could have a neutral or a net positive effect.	The likely level of impact would be determined by the exact location of the site, as well as the design and implementation of any future development. However there is likely to some potential for harmful effects at Lowes Farm that could, dependent on location, affect the Derby – Sandiacre Canal Local Wildlife Site (SD134) which includes wet woodland and areas of lowland swamp), Sinfin Moor Regionally Important Geological Site as well as protected species. On this basis, a potential minor to moderate negative impact is assigned, although in practice effects could be substantially reduced through the careful design and siting of any school. In the longer-term could have a neutral or a net positive effect in respect of biodiversity where biodiversity gain is delivered on site in accordance with the NPPF and LP1.	Effects would be uncertain and would be affected by the location on any future provision for a secondary school that came forward in the Plan period. A n uncertain effect is identified.

to provide decent and affordable homes that meet local needs	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve the health and well-being of the population	✓	✓	✓
	The delivery of new schools provision irrespective of location would strengthen opportunities to access a range of secondary school provision. It would also potentially support the provision of new accessible open space and leisure facilities in an area of significant housing growth in locations well related to proposed new communities. Impacts would be positive and of minor or moderate significance.	The delivery of new schools provision would strengthen opportunities to access education. It would also potentially support the provision of new accessible open space and leisure facilities in an area of significant housing growth in locations well related to proposed new communities. Impacts would be positive and of minor or moderate significance.	The delivery of new schools provision, albeit in response to local need through the development management process could potentially support the provision of new education facilities, accessible open space and leisure facilities in an area of significant housing growth in locations well related to proposed new communities. Impacts would be positive , although benefits could be reduced compared to planned provision, where delivery is less well aligned with growth or sites are not planned as part of wider development delivery.
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	✓✓	✓✓	✓✓
	The delivery of new secondary provision within any of the sites notified by the County will support objectives to improve educational attainment and will support greater education choice to those living in the District and wider Derby urban area and would be likely to have a major positive effect in respect of this Sustainability objective.	The delivery of new secondary provision at Lowes Farm would support objectives to improve educational attainment and will support greater education choice to those living in the District and wider Derby urban area and would be likely to have a major positive effect in respect of this SA objective	The delivery of new secondary provision through the development management process in response to large scale new housing in the Derby Urban Area will support objectives to improve educational attainment and will support greater education choice to those living in the District and wider Derby urban area. However benefits could be reduced compared to planned provision, where delivery is less well aligned with growth or sites are not planned as part of wider development delivery. A moderate to major positive effect is identified.

<p>to promote social inclusion and reduce inequalities associated with deprivation across the District</p>	<p>✓</p> <p>This option would ensure the delivery of further education facilities in locations well related to future housing growth. This could help ensure that access to education facilities in the northern part of the district is enhanced in locations that are likely to be well served by a range of potential transport modes given the scale of growth proposed nearby and the measures required in housing allocations in LP1. On balance impacts would be positive and of potentially minor significance</p>	<p>✓</p> <p>This option would ensure the delivery of further education facilities in a location well related to future housing growth. This could help ensure that access to education facilities in the northern part of South Derbyshire are generally improved and that new communities are able to access education opportunities in a location likely to be well served by a range of potential transport modes. On balance impacts would be positive and of potentially minor significance</p>	<p>✓</p> <p>This option would likely ensure the delivery of further education facilities in an area that is well related to future housing growth in the northern part of the District. There may be less potential to coordinate transport infrastructure and public transport provision where development comes forward through the development management process however the LEA would have to ensure that access to education facilities is provided where sites are dislocated from any communities it serves. On balance impacts would be positive and of potentially slight or minor significance.</p>
<p>To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.</p>	<p>✓✓</p> <p>This option would ensure the delivery of further education facilities in one or possibly two locations on the edge of Derby City in locations well related to future housing growth. Both locations are related to very large scale (strategic) allocations made through the Part 1 Local Plan and Derby City Local Plan and would be likely to be served by opportunities in a location likely to be well served by a range of potential transport modes including active travel and public transport provision. Impacts would be positive and of moderate or potentially major significance depending on the number of schools brought forward.</p>	<p>✓</p> <p>This option would ensure the delivery of further education facilities in a location well related to future housing growth. This could help ensure that access to education facilities in the northern part of South Derbyshire are generally improved and that new communities are able to access education opportunities in a location likely to be well served by a range of potential transport modes including active travel and public transport provision. Impacts would be positive and of moderate significance.</p>	<p>✓</p> <p>This option would likely ensure the delivery of further education facilities in an area that is well-related to future housing growth in the northern part of the District. There may be less potential to coordinate transport infrastructure and public transport provision where development comes forward through the development management process however the LEA would need to ensure that access to education facilities is supported where sites are dislocated from any communities it serves. On balance impacts would be positive and of potentially minor or moderate significance.</p>
<p>to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)</p>	<p>?</p> <p>Development at Thulston Fields and or Lowes Farm would be supported by existing or new (proposed) highways infrastructure. It is unclear ahead of any detailed transport assessment work whether the provision of a new school in either location could affect the operation of local highways infrastructure, however potential effects could be mitigated to reduce likely effects. In addition the delivery of a new secondary school provision in one or two locations could potentially increase flows to the local sewerage network which is under pressure on the southern edge of Derby City. However it is unclear whether, given the nature of the use and the likely timing of additional flows generated, that this could be accommodated by the existing infrastructure. Uncertain effects are identified.</p>	<p>?</p> <p>Development in this location would contribute to the requirement to deliver new highways infrastructure, although this is already allocated to meet the future housing and employment needs of the area within Policy INF4 of the LP1. It is unclear ahead of any detailed transport assessment work whether the provision of a new school could affect the design capacity of any future transport link. In addition the delivery of a new secondary school could potentially increase flows to the local sewerage network which is under pressure in this location. However it is unclear whether, given the nature of the use and the likely timing of additional flows generated, that this could be accommodated by the existing infrastructure. Uncertain effects are identified</p>	<p>?</p> <p>New schools provision in the northern part of the DUA could affect the operation of the local highways network, however effects would be dependent on the location of any site and the measures incorporated to reduce likely effects. Development could also increase foul flows into the sewerage network served by Derby Waste Water Treatment Works. However again it is unclear whether any proposal, away from the DUA would have such effects and would depend on where foul water is treated and whether there is capacity in the local sewerage infrastructure. Effects are uncertain.</p>

<p>to achieve stable and sustainable levels of economic growth and maintain economic competitiveness</p>	<p>✓✓</p> <p>The provision of new secondary school(s) around Thulston Fields and Lowes Farm could support economic growth and maintain competitiveness within the local economy by ensuring that local pupils have access to a wide range of local educational opportunities to meet local needs. New schools provision in the vicinity of Infinity Park and Derby Commercial Park could potentially support nearby planned commercial and industrial development, although clearly the extent of any potential benefits would need to be driven by an future school/academy organisation. Nonetheless a potential positive impact of moderate or potentially major significance is identified.</p>	<p>✓✓</p> <p>The provision of a new secondary school could support economic growth and maintain competitiveness within the local economy by ensuring that local pupils have access to a wide range of local educational opportunities to meet local needs. New schools provision in the vicinity of Infinity Park could potentially support nearby planned commercial and industrial development on Infinity Park, although clearly the extent of any potential benefits would need to be driven by an future school/academy organisation. Nonetheless a potential positive impact of moderate or potentially major significance is identified.</p>	<p>✓✓/?</p> <p>The provision of new secondary school provision through the development management process could support economic growth and maintain competitiveness within the local economy by ensuring that local pupils have access to a wide range of local educational opportunities to meet local needs. However in the absence of a planned and coordinated approach to delivery the timing of any provision may be less well coordinated. It may also deliver new schools provision in locations less well related to sites of major inward investment into the DUA. Nonetheless this option would still be likely to have a moderate to major beneficial effect of uncertain magnitude.</p>
<p>to diversify and strengthen local urban and rural economies and create high quality employment opportunities</p>	<p>✓</p> <p>The provision of a new secondary school(s) could help create further teaching, and administrative roles within South Derbyshire although exact numbers are not available it is likely that the delivery of one or two new schools could support a notable number of jobs in roles including teaching, management and administrative roles. A minor positive effect is identified.</p>	<p>✓</p> <p>The provision of a new secondary school in this location will help create further teaching, and administrative roles within South Derbyshire although exact numbers are not available it is likely that a secondary school of the size proposed could create around 70-90 fte jobs (although exact number could vary significantly from this indicative figure). Roles including teaching, management and administrative roles. A minor positive effect is identified.</p>	<p>✓</p> <p>The provision of a new secondary school irrespective of location would create further teaching, and administrative roles within South Derbyshire although exact numbers are not available it is likely that a secondary school with 800 pupils on role could create around 70-90 fte jobs (although exact number could vary significantly from this indicative figure). Roles including teaching, management and administrative roles. A minor positive effect is identified.</p>
<p>to enhance the vitality and viability of existing town and village centres</p>	<p>--</p> <p>No significant effects identified</p>	<p>--</p> <p>No significant effects identified</p>	<p>--</p> <p>No significant effects identified</p>
<p>to improve the quality of new development and the existing built environment</p>	<p>?</p> <p>In the absence of any detailed information concerning the likely design or exact location of the school site it is uncertain how the delivery of a school could perform in respect of this objective.</p>	<p>?</p> <p>In the absence of any detailed information concerning the likely design or exact location of the school site it is uncertain how the delivery of a school could perform in respect of this objective.</p>	<p>?</p> <p>In the absence of any detailed information concerning the likely design or exact location of the school site it is uncertain how the delivery of a school could perform in respect of this objective.</p>

to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to promote sustainable forms of construction and sustainable use of natural resources	?	?	?
	It is unclear how the delivery of a new school(s) to the south of Boulton Moor or Chellaston would perform in respect of this objective. This is because whilst the delivery of a school or schools could provide new facilities well related to future housing delivery planned in South Derbyshire and Derby City, and could reduce the distance travelled by existing pupils to access education opportunities, the provision of a new school could also attract pupils from further afield where capacity is not freed up in schools elsewhere on the southern edge of the City. Impacts are uncertain .	It is unclear how the delivery of a new school in this location would perform in respect of this objective. This is because whilst the delivery of a school could provide new facilities well related to future housing delivery planned in South Derbyshire and Derby City, and could reduce the distance travelled by existing pupils to access education opportunities, the provision of a new school could also attract pupils from further afield where capacity is not freed up in schools elsewhere on the Southern edge of the City – (put simply the location from where pupils come to access education would be determined by the normal area for any new school and changes to the normal areas of surrounding schools – all of which is outside of the District Councils control and is currently uncertain .	It is unclear how the delivery of a new school in any location (and bought forward through the development management process) would perform in respect of this objective. This is because whilst the delivery of a school could provide new facilities well related to future housing delivery planned in South Derbyshire and Derby City, and could reduce the distance travelled by existing pupils to access education opportunities, the provision of a new school could also attract pupils from further afield where capacity is not freed up in schools elsewhere on the southern edge of the City. Impacts are uncertain .
to reduce water, light, air and noise pollution	X	X	X/?
	Further schools provision within the Thulston Fields and Lowes Farm areas could increase, light and air pollution although given the nature of the proposed development and the location of any future development within a planned urban extension impacts are likely to be moderated. Growth on the edge of the City could lead to increased pressure on the foul sewer network which could lead to increased incidences of combined sewer overflows in the area. However, it is unclear whether greater capacity exists in the network at times where schools operate and there may be a need for further consideration of this issue through the development management process. Effects would be negative and of minor or potential moderate significance.	Further growth proposed within this area will lead to an increased level of noise, light and air pollution associated with schools development, although given the nature of the proposed development and the location of any future development within a planned urban extension impacts are likely to be moderated. Growth on the edge of the City could lead to increased pressure on the foul sewer network which could lead to increased incidences of combined sewer overflows in the area. However, it is unclear whether greater capacity exists in the network at times where schools operate and there may be a need for further consideration of this issue through the development management process. Effects would be negative and of minor or potential moderate significance.	This option would likely lead to the delivery of a new school in a location well related to the southern edge of Derby where significant housing growth is planned through the Part 1 Local Plan. It would be likely that irrespective of location a new school would lead to noise, light and air pollution, although the magnitude of any effects could be partially influenced by the specific location of any development and its relationship with local receptors. Growth on the edge of the City could increase pressure on the foul sewer network which could potentially exacerbate the use of CSOs in the area, however away from the DUA there may be greater capacity to accommodate flows where these discharge to sewerage networks in South Derbyshire such as those at Findern or Shardlow. Effects are likely to be negative and of minor or moderate significance although there is greater uncertainty associated with this option.

to minimise the irreversible loss of undeveloped (greenfield) land	XX	XX	XX/?
	Development in this location would be likely to lead to the loss of undeveloped greenfield land and would have a major negative effect against this objective.	Development in this location would be likely to lead to the loss of undeveloped greenfield land and would have a major negative effect against this objective.	Given the lack of previously developed land around the Derby Urban Area development within the broad location around the DUA where a school is required would likely lead to the loss of undeveloped greenfield land and would have a major negative effect against this objective.
to reduce and manage flood risk and surface water run-off	?	X/?	?
	The likely level of impact would be determined by, the level of flood risk within the site and the design of any individual development scheme. Whilst the site at Thulston Fields is located away from areas at high or moderate risk of flooding there are areas within the Lowes Farm site that could be potentially susceptible to flooding. Given that development within and across these two sites could result in development in locations at risk of flooding an uncertain effect is identified effect. However, it is recognised that development could potentially be delivered in a way where built development or open space provision could be located away from areas at risk and in effect potential negative effects mitigated. The provision of sustainable drainage could help further reduce flood risk locally.	The likely level of impact would be determined by, the level of flood risk within the site and the design of any individual development scheme. However there are areas within the Lowes Farm site that are susceptible to flooding and on balance a potentially slight or minor negative effect is identified although it is recognised that development could potentially be delivered in a way where built development or open space provision could be located away from areas at risk and in effect potential negative effects mitigated. The provision of sustainable drainage could help further reduce flood risk locally.	The likely level of impact would be determined by, the level of flood risk within the site and the design of any individual development scheme. In this option it is likely that the two notified sites at Thulston Fields and Lowes Farm would be the preferred locations for new schools provision, although it could also be the case that a new school could come forward elsewhere where there may be potential for flood risk. An uncertain effect is identified.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	?	?	?
	It is likely that this option could alter travel patterns of pupils in the northern part of South Derbyshire and southern part of Derby City, although these could be largely influenced by how the normal areas for any new school is defined and whether changes to the normal areas of surrounding schools are made. As such it is unclear if such changes would reduce or increase the distances travelled to access education facilities. An uncertain effect is identified.	It is likely that this option could alter travel patterns of pupils in the northern part of South Derbyshire and southern part of Derby City, although these could be largely influenced by how the normal areas for any new school is defined and whether changes to the normal areas of surrounding schools are made. As such it is unclear if such changes would reduce or increase the distances travelled to access education facilities. An uncertain effect is identified.	It is likely that this option could alter travel patterns of pupils in the northern part of South Derbyshire and southern part of Derby City, although these could be largely influenced by how the normal areas for any new school is defined and whether changes to the normal areas of surrounding schools are made. As such it is unclear if such changes would reduce or increase the distances travelled to access education facilities. An uncertain effect is identified.

to conserve and enhance the historic environment, heritage assets and their settings	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the District's landscape and townscape character	X	X	X/?
	The magnitude of any impact would be determined by the design and implementation of the scheme that comes forward and the quality of built development and wider site layout. Given the green field nature of the site to be allocated and the potential of any schools provision to include relatively tall buildings and other structures (including lighting) it is likely that any development would have a negative effect landscape character including during the construction stage. Impacts would be likely to be negative and of minor or potentially moderate significance although effects would likely reduce over time as wider development and peripheral/strategic planting reduces landscape effects.	The magnitude of any impact would be determined by the design and implementation of the scheme that comes forward and the quality of built development and wider site layout. Given the green field nature of the site to be allocated and the potential of any schools provision to include relatively tall buildings and other structures (including lighting) it is likely that any development would have a negative effect landscape character including during the construction stage. Impacts would be likely to be negative and of minor or potentially moderate significance although effects would likely reduce over time as wider development and peripheral/strategic planting reduces landscape effects.	The magnitude of any impact would be determined by the design and implementation of the scheme that comes forward and the quality of built development and wider site layout as well as the individual character of the sites. Given the lack of previously developed land in the District close to the DUA it is however likely that development would be on a greenfield site close to the DUA or village location. Like options 1 and 2 Impacts would be likely to be negative and of minor or potentially moderate significance although effects would likely reduce over time as peripheral/strategic planting reduces landscape effects.

A stylized graphic of a plant with three large, rounded leaves in shades of green and yellow, set against a purple background. The leaves are outlined in white and have a soft, watercolor-like texture. The plant appears to be growing from the bottom right corner.

Appendix 3

Housing Site Proformas

Assessment Criteria

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

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

To provide decent and affordable homes that meet local needs

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

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

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

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

To improve the health and wellbeing of the population

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

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

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

To improve community safety and reduce crime and fear of crime

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

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

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

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

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

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

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

Criteria	Scoring criteria	
Will it make access easier for those households who do not have a car? ^{xx}	Development will be located within 400m of an hourly or better bus route, or within 800m by a metalled footpath of an established or proposed local/village/town centre. (Note all)	Green
	Development will be located within 800m of an hourly or better bus route or within 1.2km of an established or proposed local/village/town centre (by a metalled footpath). (Note all)	Yellow
	Development will be in excess of 800m from an hourly or better bus service, or more than 1.2km from an established local/village or town centre (by metalled footpath). (Note all)	Red
Criteria	Scoring criteria	
Will it help deliver new or protect existing local services and facilities and promote the provision of new public transport provision? ^{xxi}	Development will deliver new local shops or community facilities accessible to new and future residents and/or will deliver improvements to public transport infrastructure (note any facilities/services)	Green
	Development will help sustain existing local shops, community facilities or could support existing or improved public transport provision locally. (note potential service/facilities and why uncertainty exists).	Yellow
	Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	Red

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

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

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

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

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

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

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

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

To diversify and strengthen local urban and rural economies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Criteria	Scoring criteria	
Will it help ensure water resources are used efficiently? ^{xviii}	Development will incorporate water efficiency measures to suppress water usage to 110l/p/d or less for domestic dwellings	Green
	It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations.	Yellow
	Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	Red

To reduce water, light, air and noise pollution

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

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

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

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

To minimise the irreversible loss of undeveloped greenfield land

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

To reduce and manage flood risk and surface water runoff

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

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

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

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

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

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

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

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

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

To conserve and enhance the districts landscape and townscape character

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

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

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

List of Site Appraisals (Based on SHLAA Submissions)

Site Number	Location	Page number
Urban Areas		1-245
Swadlincote		1-72
S0007	Land east of Midway, Swadlincote	
0064	Land east of A511, Midway	
0105	Land west of A444, Swadlincote	
S105a	Land west of A444, Swadlincote	
S0112	Orchard Street, Newhall	
S0133	H K Wentworth, Swadlincote	
S0148	Land at Common Ground, Church Gresley	
S0149	Land to the rear of 133-137 Burton Road, Woodville	
S0153	Land to the rear of 113 Wood Lane, Newhall	
S0155	Rose Tree Lane, Newhall	
S0156	Land to the south west of 1 Vicarage Road, Woodville	
S0159	Land off Wilmott Road, Swadlincote	
S0161	Land to the South of Cadley Hill Industrial Estate	
S0167	Land at Gresley Old Hall, Swadlincote	
S0208	Land east of Sandcliffe Road, Swadlincote	
S0248	Land west of Longlands Lane, Swadlincote	
S0254	Castle Fields, Swadlincote	
S0277	Land to the rear of Station Street, Castle Gresley	
Woodville		73-116
S0005	Gosesly Estate Extension, Woodville	
S0016	Land between High Street and Hartshorne Road, Woodville	
S0058	Land adjacent to Broomy Farm, Hartshorne	
S0092	Site off Edward Street, Hartshorne	
S0102	Butt Farm, Woodville	
S0135	Land at Bretby View, Hartshorne	
S0146a	Land west of Vale Road and Edwards Street, Hartshorne	
S0150	Site at OS Fields 7100 & 8400, Ashby Road, Blackfordby	
S0210	Land between Woodville and Vale Road, Hartshorne	
S0280	Land to the rear of 131 Hartshorne Roadm Woodville	
S0292	Montrocon Site, Woodville	
Burton on Trent		117-124
S0084	Land at Newton Road, Burton on Trent	
S0169	Hawfield Lane, Burton	
Derby Urban Area Central		125-156
S0070	Stenson Road, Stenson Fields	
S0100	Lowes Lane (West of Chellaston)	
S0111	Land south east of Stenson Road	
S0122	Stenson Road, Derby	
S0122a	Stenson Road, Derby	
S0165	Land at Arleston Farm, Arleston, Barrow upon Trent	
S0206	Land north of Witton Court, Stenson Fields	
S0100a	Lowes Lane (Sites west of Chellaston)	
Derby Urban Area West		157-241
S0010	Doles Lane, Findern	
S0060	Doles Lane, Findern	

S0213	Land at Bakeacre Lane, Doles Lane, Findern	
S0216	Wyevale Garden Centre, Burton Road, Findern	
S0219	Land at Bakeacre Lane, Findern	
S0048	Land at Hospital Lane, Mickleover	
S0049	Pastures Hospital (east), Mickleover	
S0056	Field Farm, Doles Lane, Findern	
S0077	Land at Highfields Farm, Bakeacre Lane, Findern	
S0079	Land off Radbourne Lane, Mickleover	
S0113	Pastures Hospital Mickleover	
S0158	Pastures Hospital (west) Mickleover	
S0170	Land adjacent Fourway, Little Derby Hill, Burnaston	
S0172	Staker Flatt Farm, Staker Lane, Mickleover	
S0172a	Staker Flatt Farm, Staker Lane, Mickleover	
S0205	Pastures Hospital (east), Mickleover	
S0212	Pastures Hospital (west), Mickleover	
S0228	Oakdene, 82 Burton Road, Findern	
S0269		
S0270	Land to the west of Rykneld Road, Littleover	
Derby Urban Area East		242-245
S0162	Thulston Fields Farm, Thulston Derbyshire	
Key Service Village		246- 576
Aston on Trent		246-297
S0002	Site at Shardlow Road, Aston on Trent	
S0020	Site at Weston Road, Aston On Trent	
S0026	Valeries Road/Chellaston Lane Aston On Trent.	
S0061	Aston Land and Moor Lane, Aston On Trent	
S0062	Site at Land to the East of Weston Road, Aston On Trent	
S0073	Site at Land at Glebe Farm, London Road, Shardlow	
S0093	Site at Land to the rear of 51 Chellaston Lane, Aston On Trent	
S0163	Site at Northern Fringe of Derby Road, Aston On Trent	
S0164	Site at Northern Fringe of Derby Road, Aston On Trent	
S0214	Site at Chellaston Lane, Aston On Trent	
S0230	Field No.2871, Shardlow Road, Aston On Trent	
S0271	Aston Land and Moor Lane, Aston On Trent	
S0272	Moor Lane, Aston On Trent	
Etwall		298-329
S0006	Land at Egginton Road, Etwall	
S0035	Nether Hayes, Willington Road Etwall	
S0036	Land at OS part 1547, Derby Lane, Etwall	
S0063	Land adjacent Sutton Lane and Hill Pasture, Etwall	
S0103	Land at Egginton Road, Etwall	
S0253	Land off Willington Road, Etwall	
S0265	Land north of Derby Road and east of the A516, Etwall	
S0284	Land east of Egginton Road and north of Jackson Lane, Etwall	
Hatton		330-349
S0152	Scropton Road, Hatton	
S0171	Land at Breach Lane- Malthouse Lane, Hatton	
S0203	Land west of Station Road, Hatton	
S0235	Land at 186 Station Road, Hatton	

S0297	Land south of Derby Road, Hatton	
Hilton		350-382
S0014	Land South of the Meas, Hilton	
S0037	Hilton Industrial Estate, Sutton Lane, Hilton	
S0039	Land adjacent to the Mandarin, Egginton Road, Hilton	
S0201	Land off Lucas Lane, Hilton	
S0207	Site at Hargate Lodge, Lucas Lane, Hilton	
S0224	Site at Elm Tree Farm, Lucas Lane, Hilton	
S0299	Land off Derby Road, Hilton	
S0300	Land north of Derby Road, Hilton	
Linton		383-418
S0003	Site at north side of Linton Heath	
S0044	Land adjacent to Colliery Lane, Linton	
S0044a	Land adjacent to Sealwood Lane, Linton	
S0050	Land off Windsor Road, Linton	
S0087	Land adjacent to Heath Close, Colliery Lane, Linton	
S0107	Land off High Street, Linton	
S0252	Land to the Rear of 76 Main Street, Linton	
S0283	Land south of Caldwell Lane, Linton	
Melbourne		419-446
S0009	Jawbone Lane, Melbourne	
S0108	Land fronting Blackwell Lane, Melbourne	
S0109	Site at Field No. 294, Station Road, Melbourne	
S0176	Derby Road, Melbourne	
S0225	Bond Elm, Jawbone Lane, Melbourne	
S0256	Field No.251, Station Road, Melbourne	
S0285	Land at Derby Road, Melbourne	
Overseal		447-487
S0013	Land leading off Stanleigh Road, Overseal	
S0022	Site at: OS 2900 Valley Road, Overseal	
S0046	Land adjacent to 37 Valley Road, Overseal	
S0047	Whitehouses Site, south of Woodville Road, Overseal	
S0053	Site at Towpath Site, Spring Cottage Road, Overseal	
S0055	Site at rear of 21 Gorsey Leys, Overseal	
S0249	Land off Moira Road, Overseal	
S0250	Land off Acresford Road, Overseal	
S0258	Land at Poplars Farm, Overseal	
S0268	Land off Green Lane, Overseal	
Repton		488-539
S0088	Land off Longlands Road, Repton	
S0089	Adjacent to Mount Pleasant Public House, Repton	
S0101	Land at Askew Hill, Milton Road, Repton	
S0116	Land at Askew Hill, Milton Road, Repton	
S0130	Land at Askew Hill, Milton Road, Repton	
S0131	Land at Mount Pleasant Road, Repton	
S0134	Land at Burton Road	
S0181	Chestnut Way, Repton	
S0209	Site at The Coach House and Danesgate, Well Lane, Repton	
S0242	Land to the south east side of Burton Road, Repton	
S0257	Land off Milton Road, Repton	

S0273	Land at Cockhay Farm, Repton	
S0278	Land at Bower Hill, Repton	
Shardlow		540-556
S0019	Site at former nursery, London Road, Shardlow	
S0074	Land at London Road, Shardlow	
S0075	Land at Cowlshaw Close and Aston Lane, Shardlow	
S0076	Land at Aston Lane, Shardlow	
Willington		557-576
S0137	Land at Sealwy Close, Willington	
S0237	Land at the Castle Way, Willington	
S0238	Land at the Castle Way, Willington	
S0266	Land at King Fisher Lane, Willington	
S0282	Land at King Fisher Lane, Willington	
Local Service Villages		577-717
Coton in the Elms		577-580
S0065	Land off Mill Street, Coton in the Elms	
Findern		581-608
S0030	Willington Road, Findern	
S0031	Heath Lane, Findern	
S0067	Field of Porter Lane, Findern	
S0081	Field No.6110 (Heath Farm), Heath Lane, Findern	
S0110	Land off Common Piece Lane, Findern	
S0247	Land at Landown Farm, Findern	
S0275	Land at Landown Farm, Findern	
Hartshorne		609-629
S0032	Land west of 124 Repton Road, Hartshorne	
S0052	Land off Main Street A514, Hartshorne	
S0215	Land South of Spring Hill Cottages, Hartshorne	
S0233	Land off Repton Road, Hartshorne	
S0245	Land fronting between 53-67 Woodville Road, Hartshorne	
Castle Gresley (Mount Pleasant)		630-653
S0017	Site at Linton Road, Mount Pleasant	
S0097	Land at High Cross, Mount Pleasant Road, Mount Pleasant	
S0098	Land at High Cross, Mount Pleasant Road, Mount Pleasant	
S0142	Land at Arthur Street, Castle Gresley	
S0147	Site at Burton Road, Castle Gresley	
S0239	Site at Oak Close, Castle Gresley	
Netherseal		654-661
S0144	Land at Hunts Lane, Netherseal	
S0286	Land to the south of Church Street, Netherseal	
Newton Solney		662-665
S0223	Land adjacent to Park Manor, Newton Park	
Rosliston		666-697
S0015	Land to the South West side of Coton Lane, Rosliston	
S0027	OS field no.1700, Burton Road, Rosliston	
S0154	Land to the Corner of Linton Road and Coton Lane, Rosliston	
S0157	Land between 63 & 71 Main Street, Rosliston	
S0160	Linton Road, Rosliston	
S0175	Site at Burton Road, Rosliston	
S0262	11 & 14 Holden Croft, Rosliston	

S0274	Land off Strawberry Lane, Rosliston	
Ticknall		698-705
S0011	Land off Ingleby Lane, Ticknall	
S0267	Land off Ashby Road, Ticknall	
Weston on Trent		706-717
S0025	Land to the North of Main Street, Weston on Trent	
S0042	Land on Trent Lane, Weston on Trent	
S0232	Site adjacent to Rio Vista, Swarkestone Road, Weston on Trent	
Rural Villages		718-857
Barrow upon Trent		718-725
S0045	Site at Twyford Road, Barrow upon Trent	
S0290	Bridge Farm, Sinfin Lane Barrow upon Trent	
Burnaston		726-729
S0170	Land adjacent Fourway, Little Derby Hill, Burnaston	
Church Broughton		730-749
S0043	Maple Dene, Church Broughton	
S0054	Site at Church Road, Church Broughton	
S0189	Land at Boggy Lane, Church Broughton	
S0263	Land to the north of Tippers Lane, Church Broughton	
S0264	Farmyard and adjacent land at Cromwell House Farm, Church Broughton	
Coton Park		750-757
S0096	Former Coal Stocking Yard, Coton Park	
S0106	Former Coal Stocking Yard, Coton Park	
Dalbury		758-761
S0241	Land adjoining Manor Farm, Dalbury Village, Dalbury Lees	
Drakelow		762-765
S0051	Land to the east of Rosliston Road South, Drakelow	
Elvaston		766-769
S0069	Land South of Silver Lane, Elvaston	
Foremark		770-773
S0260	Chestnut Avenue, Foremark	
Foston		774-777
S0040	Land at Uttoxeter Road, Foston	
Kings Newton		778-781
S0226	Jawbone Lane, Melbourne	
Lees		782-789
S0229	Land between Poplar Grove Farm and Cherry Tree Farm, Lees	
S0259	Land to the east of Dalbury village, Lees	
Long Lane		790-793
S0240	Land at Long Lane, Near Dalbury Lees	
Lullington		794-801
S0187	Land off Dag Lane, Lullington	
S0188	Lullington Road, Lullington	
Milton		802-825
S0125	Site at South West of Brook Farm, Main Street, Milton	
S0126	Site at North of Old Post Office Farm, Milton	
S0127	Site at West of Mill Farm, Main Street, Milton	

S0128	Site at Common Lane, Main Street, Milton	
S0129	Site East of Main Street, Milton	
S0276	Land to the north of Mount Pleasant Road, Milton	
Scropton		826-833
S0151	Land at Scropton Sidings, off Mill Lane, Scropton	
S0291	Land north of Scropton Road, Scropton	
Stanton		834-841
S0243	Land at Wrekin, Woodland Road, Stanton	
S0246	Land off Stanton Road, Stanton	
Stanton By Bridge		842-853
S0123	Site at North side of Church Close, Stanton by Bridge	
S0124	Site at South side of Church Close, Stanton by Bridge	
S0204	Site at Rivington Bank behind Hills Lane, Stanton by Bridge	
Sutton on the Hill		854-857
S0021	Willowpit Lane, Sutton on the Hill	
Rural Areas		858-865
Acresford		858-861
S0244	Land at Acresford Road, Acresford	
Bearwardcote		862-865
S0004	Heage Lane, Etwall	

S0007: Land east of Midway, Swadlincote

Description:

The site is located within Swadlincote and is 0.5km from Swadlincote Town Centre.

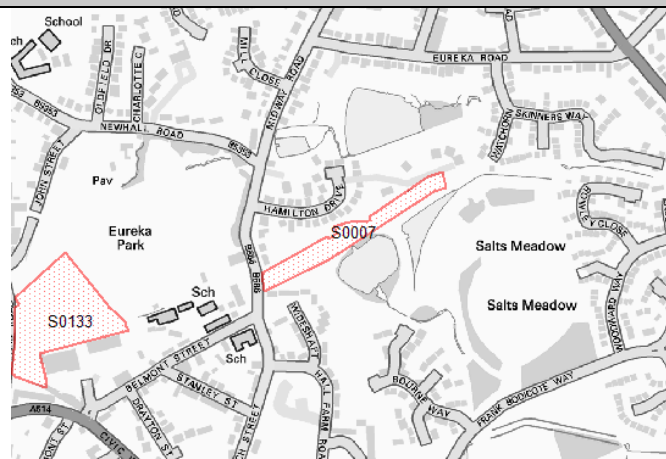
The site is greenfield (restored land) and is heavily wooded and overgrown. It extends some 0.79ha, is currently in single ownership and there is no developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Green	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Red	- County Wildlife Site SD377 Midway Clay Site covers the site.	
	Could development affect protected species or BAP priority species?	Green	- There are no records of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Green	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - However 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Green	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Orange	- Due to the size of the site, development would make an uncertain contribution towards the delivery of affordable housing. However the SHLAA suggestion form states that the land owners would like to develop affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- The SHLAA suggestion form states that the land owners would like to develop affordable housing on the site. No data has been submitted by site promoters in respect of housing types on the site, although given the local plan requirements development would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is heartwood Medical Practice is 0.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Swadlincote Town Centre, a sports pitch, a Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Belmont Primary School, which is nearing capacity with 416 pupils attending the school with a capacity of 436 pupils. - The nearest Secondary School is Pingle School which has some capacity with 1045 pupils attending the school with a capacity of 1376 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site, development would make an uncertain contribution to the delivery of affordable housing. However the SHLAA suggestion form states that the land owners would like to see affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of an hourly bus service to Burton, Ashby, Coalville and Leicestershire. - Swadlincote town centre lies within 800m. - There is a metalled footpath adjacent to the site on Midway Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on highway congestion given its scale	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 400m of a bus route - There are no off-road cycle routes adjacent to this site	
	Will it make the best use of other infrastructure?		- Development of this site would be served by WWTW which is nearing capacity - There are no known electricity or water supply constraints. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts re unlikely to be significant. 	
	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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, however does not comprise agricultural 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"> - Site lies within Flood zone 1 - The site has medium to high susceptibility to surface water flooding.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Swadlincote Town Centre is within 800m. - The site is within 400m of an hourly bus service. - The nearest major employment site is within 2 km at Kiln Way/Pool Street 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site would be unlikely to affect the setting of any nearby listed buildings and Swadlincote Town Centre Conservation Area - No HERS sites are located within the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<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 policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is restored greenfield land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within the an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - There is a cutting on the eastern end of the site that would require filling and the bridge removing. - TPO215 covers the whole site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, east and west and part of the southern boundary. - The site contains a County Wildlife Site. - TPO215 covers the whole site. - Uncertain effect identifies due to lack of information held regarding potential site design and layout. 	

Version 1a

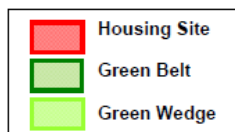
S0064 Land East of A511, Burton Road, Midway

Description:

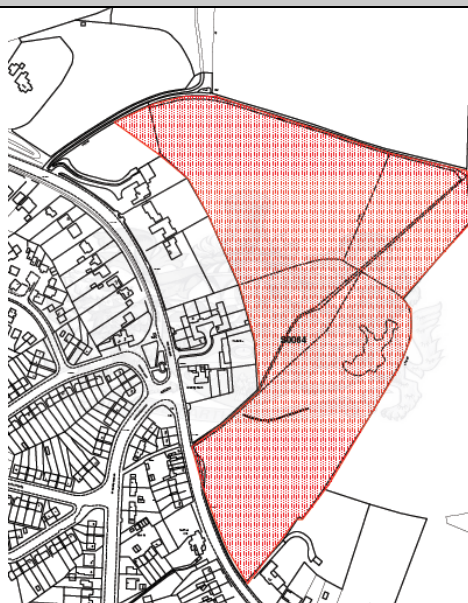
This is a small site broad triangular site which wraps around the Midway Farm. It is bounded by the A511 and residential properties to the west whilst to the north and south it is surrounded by agricultural land.

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

Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver new open and recreational space on site, including National Forest planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located within 3km of the existing surgery in Newhall - 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, The nearest local centre is more than 1200m 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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools is Pingle which has some spare capacity with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Springfield Junior School which has some spare capacity with 179 pupils attending the school with a capacity of 288 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the gradient across the site would need further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest local centre is more than 1200m away. - 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) - The nearest major employment centre	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, and would support existing health care provision and shops in Newhall. It is unlikely that development would provide new retail provision on site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact in respect on traffic congestion locally including on the A511.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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 - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 adjacent 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 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. 	<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 located within floodzone 1 - There is no low to medium susceptibility to surface water flooding along the northern boundary and small pockets of low susceptibility within the remainder of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is more than 1.2km from Swadlincote town centre and Newhall local centre. - The site is well related to an hourly bus service (bus stops within 400m) and - Strategic employment is located within 2km at Bretby Business Park. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is likely to affect the setting of two Grade II listed buildings and Grade II listed 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. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 north. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is 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 an number of field parcels - These features could help tie development into wider landscape 	

Version 1a

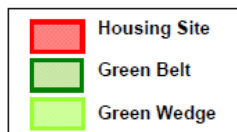
S0105: Land West of A444, Cadley Hill Swadlincote

Description:

The site lies 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.

The site comprise agricultural land. It extends some 15.03ha and is currently in single ownership. There is medium developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- 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 likely to be great crested newts in the local wildlife site (SD304) to the north.	
	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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.7km on foot from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located more than 1200m from Castleton Park Local centre and 2.6km from Swadlincote Town Centre - Pennine way Primary School is 2.6km away on foot 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?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are known	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School which has some spare capacity with 1045 pupils with a capacity of 1376 capacity. - Pennine Way Primary School is exceeding capacity with 333 pupils with a capacity of 324.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - There is no local or village centre within 1200m. - There is a metalled footpath along Burton Road	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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"> - Site is greenfield and in agricultural use. - Site is likely to be Grade 4 poor quality agricultural 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 in Flood Zone 1, although a very small area at the northern edge lies within Flood Zones 3a and 2. - There is a very small area of low susceptibility to surface water flooding within the western part of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is more than 1200m from Castleton Park local centre and Swadlincote town centre, - Within 400m of an hourly or better bus service and within 2km of a strategic employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No architectural features have been identified within 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 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 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 1a

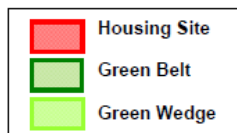
S0105a: Land West of A444, Cadley Hill Swadlincote

Description:

The site lies 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.

The site comprise agricultural land. It extends some 10.39ha and is currently in single ownership. There is medium developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is more than 1km from the nearest statutory wildlife site.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- County Wildlife Site SD304 Cadley Hill Railway Area is located within 300m of the site and Local Nature Reserve – Coton Park Coal Staking yard is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The 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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.7km on foot from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located more than 1200m from Castleton Park Local centre and 2.6km from Swadlincote Town Centre - Pennine Way Primary School is 2.6km away on foot. 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?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School which has some spare capacity with 1045 pupils with a capacity of 1376 capacity. - Pennine Way Primary School is exceeding capacity with 333 pupils with a capacity of 324.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - There is no local or village centre within 1200m. - There is no metalled footpath along this side of Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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"> - 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. 	<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 within flood zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is more than 1200m from a local centre - Within 400m of an hourly or better bus service - Within 2km of a strategic employment site. - 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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"> - The site lies within The National Forest and would contribute towards new tree planting and habitat creation. 	

Version 1a

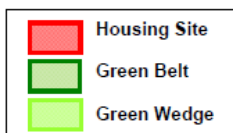
S0112: Orchard Street, Newhall, Swadlincote

Description:

The site is located within Newhall and is 2.4km from Swadlincote Town Centre.

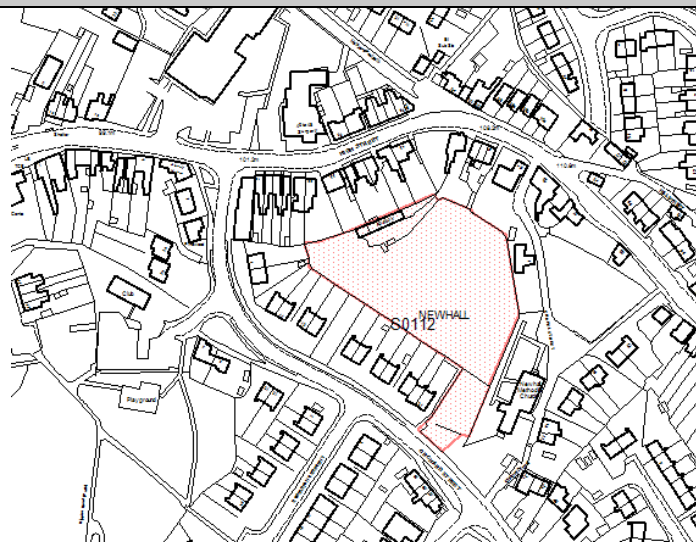
The site comprises of open space. It extends some 0.59ha and is currently in multiple ownership. However all parties are currently willing to develop the site for residential use. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD273 Breach Leys Farm Meadows.	
	Could development affect protected species or BAP priority species?		- 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 information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site would make no contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect if likely mix proposed on site. Development of the site would make no contribution towards the delivery of affordable housing due to its size. However due to local plan requirement would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make a contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. - The nearest GP is located in Newhall (Newhall Surgery) 0.2km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of a sports pitch, a primary school and within 800m of Newhall local centre. 	
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"> - Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impact unknown 	
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 Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 356 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity with 1045 pupils attending the school with a capacity of 1376. And Granville has spare capacity with 558 pupils attending the school with a capacity of 830. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - Due to the size of the site, development would make no contribution towards the delivery of affordable housing. - There is an identified need for affordable housing in this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site would be within 400m of an hourly bus service to Burton, Ashby, Coalville and Leicestershire. - Newhall local centre lies within 800m. - There is a metalled footpath adjacent to the site on Orchard Street. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development would make some contribution towards the provision of education, and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is unlikely that development on this scale would have a significant impact on highway congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - No known electricity or water supply constraints - The area is part of a commercial roll of fibre broadband. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - Site is greenfield, however does not comprise of agricultural use. 	<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 lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Newhall local centre lies within 800m - There is an hourly bus service within 400m. - The nearest major employment site is Bretby, which is within 2km of the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site may affect the setting of Grade II Central Melodist Church which is located immediately to the north of the site. - No HERs sites within the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located away from areas of lower sensitivity according to 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 contained by existing development and trees and hedgerows along part of the southern boundary of the site. - The 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 1a

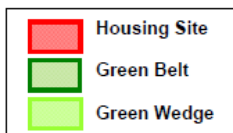
S0133: H K Wentworth, Kinsbury Park, Swadlincote

Description:

Site lies to the south of Eureka Park, Swadlincote. The site is located 250m of Swadlincote High Street

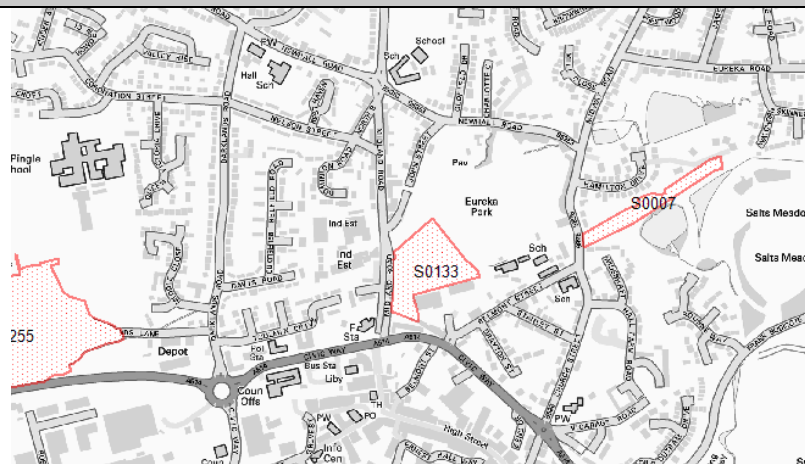
It represents former industrial land and measures 1.68ha. It is in one ownership and developer interest is high. Planning consent has been granted for residential development on the site (9/2015/0498).

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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of 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	- Application 9/2015/0415 proposes a small amount of soft landscaping including tree planting, although National Forest planting is not proposed owing to viability constraints.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Planning consent 9/2015/0498 states that no affordable housing will be delivered on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Application 9/2015/0498 proposes a mix of dwelling types and sizes, but excludes affordable housing, owing to viability constraints.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development will make no contribution toward meeting the needs of older or disabled people beyond the minimum standards required by building regulations.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Application 9/2015/0498 does not propose open space on the site but will make a financial contribution toward off site recreation and open space provision within 1200m of the site, including open space adjacent to the site. - The site will not deliver National Forest planting owing to viability constraints. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Planning consent 9/2015/0498 indicates that development will make a financial contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. Swadlincote Health Centre is located within 300m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is located within 800m of a sports pitch, Primary School and Swadlincote Town Centre. 	
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 Crime Prevention officer indicates that the design and layout proposed in planning application 9/2015/0498 is generally unproblematic and conditions can ensure the provision of specifics at a later stage. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The local highway authority has identified potential for improvements in relation to planning consent 9/2015/0498 and the development is likely to have no impact in this respect. 	
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 Primary School is Belmont Primary School, which is nearing capacity with 416 pupils attending the school with a capacity of 436 pupils. - The nearest Secondary School is Pingle School which has some spare capacity with 1045 pupils attending the school with a capacity of 1376. - Planning application 9/2015/0498 indicates that development will make a financial contribution to support 11 primary school places. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - Development will have no effect as no affordable housing will be delivered owing to viability constraints. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - The site is within 800m of Swadlincote town centre. - There is a metalled footpath adjacent to the site, which would connect the site to the surrounding area. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development will not deliver new facilities on site and will not make contributions toward public transport, but will help to maintain existing services and facilities. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The Transport Assessment submitted with planning application 9/2015/0498 indicated that development can be satisfactorily accommodated by the highway network. No concerns were raised by the local highway authority in this regard 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - Site will be within 400m of a bus route - There is no off-road cycle route adjacent to the site. 	
	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. Planning consent 9/2015/0498 includes no specific requirements for contributions toward strategic infrastructure enhancements - No known electricity or water supply constraints - Superfast Broadband is available in this area 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Since the development will deliver only market housing it is likely that it will have a positive effect on average incomes in the district.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Redevelopment for residential purposes will involve the loss of an established employment site.	
	Will it help support and encourage the growth of the Rural Economy?		- Development in this location is unlikely to have any effect in this respect.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site will not deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is previously developed and the buildings on the site are vacant. Has a Building For Life score of 12.5, subject to conditions.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential to reuse demolition waste material on site during construction phase from the existing buildings on the site. - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- Development does not include any proposals to reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Development will monitor and minimise waste from the construction process. The majority of timber used will be from sustainable sources.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is brownfield and there is potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (1251/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no effect on local water quality - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - As this is a brownfield site redevelopment is likely to have no discernible impact. 	
	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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is brownfield 	<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 in Flood Zone 1 and will have no discernible impact on flood risk. - There is an area of medium to high susceptibility to flood risk in the southern part of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Planning consent 9/2015/0498 provides for soakaways, on-line storage and an on-site pond. 	
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 400m of an hourly bus service, and is within 800m of Swadlincote Town Centre - Site lies within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development will make no contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would not affect the setting of any conservation area or listed building. - HERS26886 covers most of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is brownfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - TPO163 is located along the southern boundary of the site. However only a very small proportion of the site is covered by the TPO. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Midland Road to the east, existing development and trees to the south, trees to the north and east. - Application 9/2015/0498 proposes no open space on the site however does propose some limited planting on site. However retains the existing TPO trees on the site. 	

Version 1a

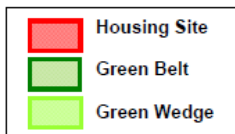
S0148: Land at Common Ground, Church Gresley

Description:

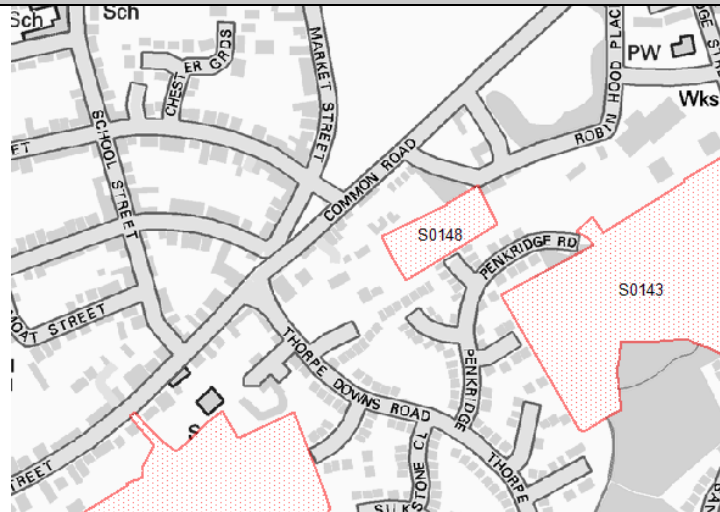
The site is located within Church Gresley. The site 2.5km from Swadlincote Town Centre and 10.1km from Burton on Trent Town Centre.

The site comprises of greenfield land. It extends some 0.46ha and is currently in multiple ownership, due to the ransom strip to the site. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km of SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected 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 masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site could need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be likely to deliver a range of house sizes. However due to the size of the site development would make no contribution towards the provision of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site,	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Church Gresley 2.1km from the site,	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch and primary school. - The site is located within 800m Church Gresley Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts could be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development of this site will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is St Georges C Of E Controlled Primary School which has come spare capacity with 89 pupils attending the school with a capacity of 102 pupils. - The nearest secondary school is The Pingle School which has some spare capacity with 1045 pupils attending the school with a capacity of 1376.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development would make no contribution towards the provision of affordable housing due to the size of the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus service - Site lies within 800m of Church Gresley Local Centre. - There is a public footpath adjacent to the site, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at this scale is unlikely to affect the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - The area is part of a commercial roll out of fibre broadband. - Access to the site is constrained due to a ransom strip and the end of Kirkland Way (this covers access to the site)	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield however is not within agricultural use. 	<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 lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 800m of an hourly bus service. - The site is located within 800m of a local centre - The nearest major employment site lies within 2km at Pool Street / Kiln Way 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any conservation area or listed buildings. - No HERs sites within development area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Councils Area 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 contained by existing development. - The land could contribute towards green infrastructure provision. - Uncertain effect identified due to lack of information held regarding potential site design and layout 	

Version 1a

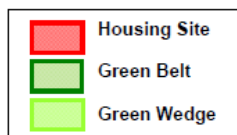
S0149: Rear of 113-137 Burton Road, Woodville

Description:

The site is located 2km from Swadlincote Town Centre.

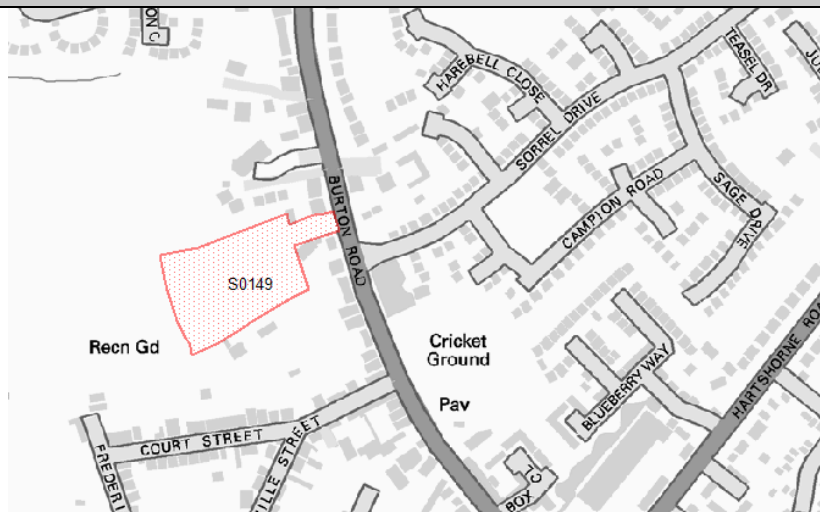
The site comprises a paddock and it extends some 1.2ha. The majority of the site is in single ownership, however there are numerous ownerships on an access strip according to submitted info, however all parties are currently willing to participate.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The site is located within 300m of County Wildlife Site SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Woodville (Woodville Surgery) 0.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch and primary school. It lies within 800m of Woodville local centre.	
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 - Impacts would be uncertain and would be largely determined by detailed design and layout of the development.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has spare capacity with 558 pupils attending the school with a capacity of 830 pupils. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 315	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service to Burton on Trent, Ashby, Coalville and Leicestershire. - Site lies within 800m of Woodville local centre (including convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Burton Road which could be used to connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have any significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There are no off-road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints. - The area is part of a commercial roll out of fibre broadband. - Access to the site would require the demolition of existing dwellings.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 predominantly greenfield. - The site is classified as land predominantly in urban area without an agricultural classification. 	<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 lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. It is within 800m of Woodville local centre. - The site is well located in respect of Secondary School provision which is within 500m of Granville Sports Colleague. - The nearest major employment site is within 2km, at Swadlincote Road, Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The development would be unlikely affect the setting of any listed buildings. - No HERS are located within the site; however HERS26864 is located immediately to the north of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The majority of the site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Councils 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 contained by existing to the east, trees to the north of the site, hedgerows to the west and south (along with existing development to the south). - The land parcel could contribute towards green infrastructure provision; - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

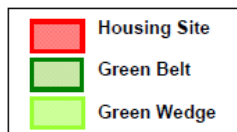
S0153: Land to the rear of 113 Wood Lane, Newhall

Description:

The site is located within Newhall and is 3.6km from Swdalincote Town Centre.

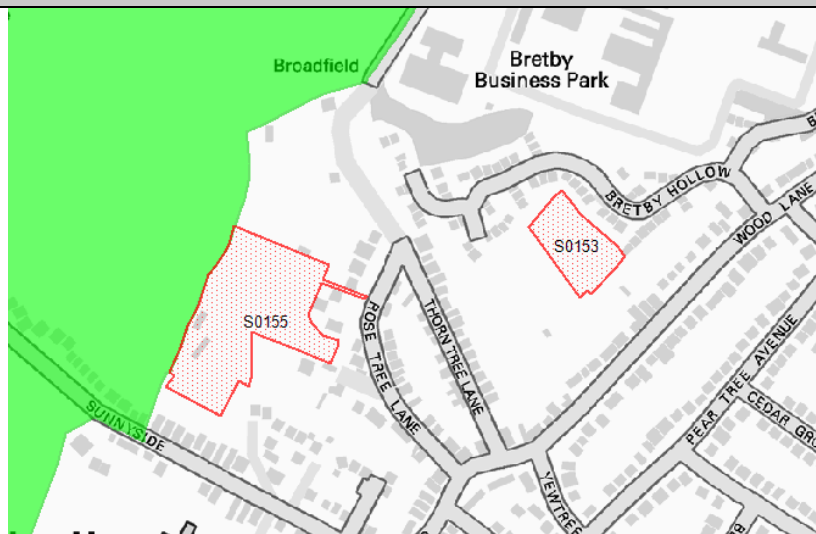
The site comprises of green space with trees planted on the site. It extends some 0.49ha and is currently in single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 470m of SD049 Footpath Plantation, Bretby. - The site is located within 300m of Potential Wildlife Site SD043 Bretby Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect if likely mix proposed on site. Development of the site would make no contribution towards the delivery of affordable housing due to its size. However due to local plan requirement would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Newhall (Newhall Surgery) 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a primary and a sports pitch. It lies within 800m of Newhall Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 356 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity with 1045 pupils attending the school with a capacity of 1376. And Granville has spare capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site development would make no contribution towards the delivery of affordable housing on site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service, to Ashby Coalville, Leicestershire and Burton on Trent. - Site is within 800m of Newhall local centre. - There is a metalled footpath adjacent to the site on Bretby Hollow which could connect the site to the area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale will have any significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to 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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, however not within agricultural use. 	<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 in Flood Zone 1. - There are areas with low susceptibility to surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service and is located within 800m of Newhall local centre - The nearest major employment site lies within 2km at Bretby Business Park 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any listed buildings or conservation areas. - There are no HERS on the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - TPO199 covers the majority of the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, east and west and trees are allocated with the site along the borders of the site. - Uncertain effects identified due to lack of information held regarding site design and layout. 	

Version 1a

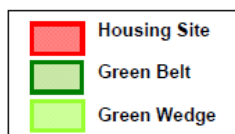
S0155: Rose Tree Lane, Newhall

Description:

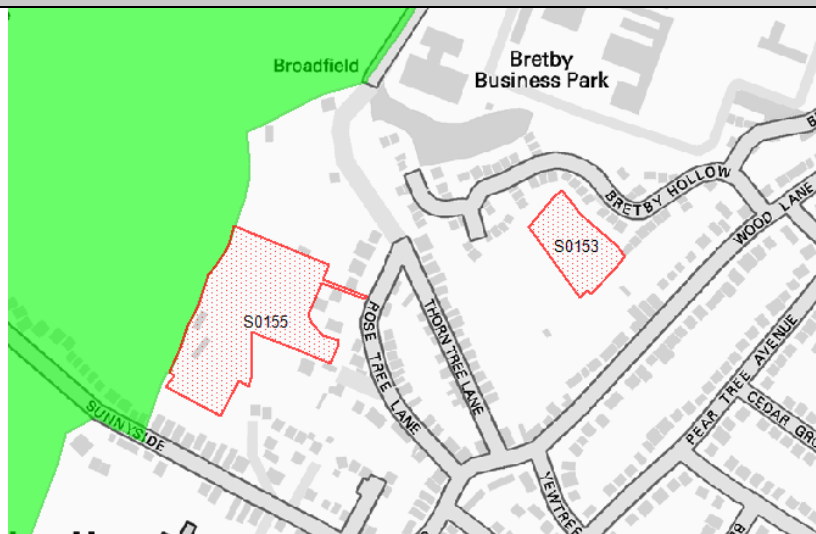
The site is located within Newhall, 2.9km from Swadlincote Town Centre.

The site comprises of Grazing land a dwelling and its curtilage. It extends some 1.53ha and is currently in single ownership. There is medium developer interest. In addition the site is adjacent to the Burton- Swadlincote Green Belt.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD042 Bretby disused railway. - SD43 Bretby Fields is located 240m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site,	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passes over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare provision within 1.2km of the site. The nearest GP is located in Newhall (Newhall Surgery), 0.3km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch, a primary school. The site is located within 800m of Newhall Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely dependent by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 356 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity with 1045 pupils attending the school with a capacity of 1376. And Granville has spare capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the creation of an access would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service to, Burton, Measham, Ashby. - Site lies within 800m of Newhall Local Centre. There are some local facilities within Newhall: convenience store, open space and facilities, post office, pharmacy, village hall. - There is an existing metalled footpath adjacent to the site on Sunnyside Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain highways impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly greenfield - Site is likely to be Grade 4 poor quality agricultural 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"> - Site lies within Flood Zone 1. - There is a small area with low susceptibility to surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. The site is located within 800m of Newhall local centre. - The nearest employment site is within 2km at Bretby Business Park. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any listed buildings or conservation areas. - HERS0155 is located within the site and HERS17512 is located immediately to the north of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within a lower area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - There are existing trees within the site. - TPO246 (one tree) is located on part of the southern boundary of the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the east and south and trees and hedgerows to the north and west. - There are existing trees within the site. - The 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 1a

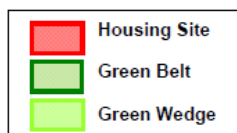
S0156: Land to the south west of 1 Vicarage Road, Woodville

Description:

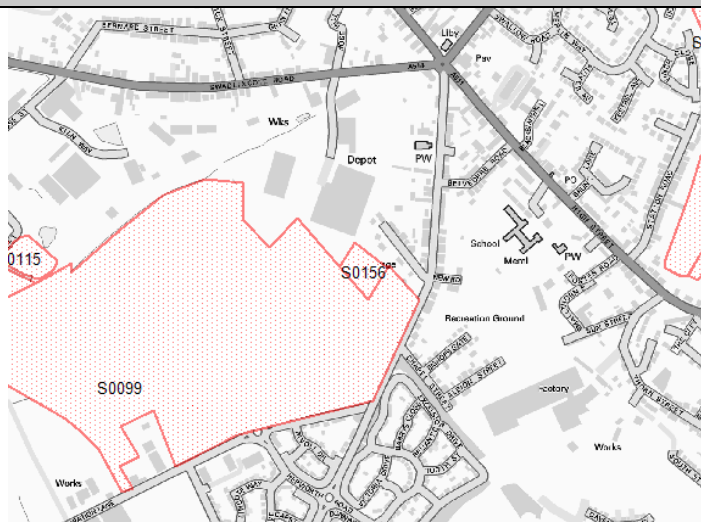
The site is located 2km from Swadlincote Town Centre.

The site comprises of Paddock Land. It extends some 0.54ha and is currently in one ownership. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 620m of SD026 Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect if likely mix proposed on site. Development of the site would make no contribution towards the delivery of affordable housing due to its size. However due to local plan requirement would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Woodville (Woodville Surgery) 0.4km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch and within 1200m of a primary school. Site lies within 800m of Woodville Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has spare capacity with 558 pupils attending the school with a capacity of 830. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 316.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- The site would no contribution towards the delivery of affordable housing due to the size of the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus service. - Site lies within 800m of Woodville Local Centre. There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is no existing metalled footpath adjacent to the site, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is Unlikely that development on this scale would have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - The area is part of a commercial roll out of fibre broadband. - Access to the site would require the demolition of existing dwellings.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 increase in noise complaints due to the proximity of the site to nearly employment 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. The site is either poor quality agricultural land or considered to be predominantly in urban use. 	<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 lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 800m of an hourly bus service. - The site is located within 800m of Woodville local centre. - The nearest major employment site is within 2km at Woodville/Swadlincote.. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation/ 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any listed building or conservation area. - No HERs sites within the site, however HERS28136 is located within 50m to the west of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within Leicestershire and South Derbyshire Coalfield Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by trees and woodland to the west, trees and existing development to the north and east, trees to the south. - The 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 1a

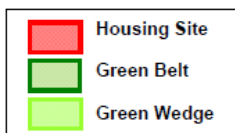
S0159: Land off Willmott Road, Swadlincote

Description:

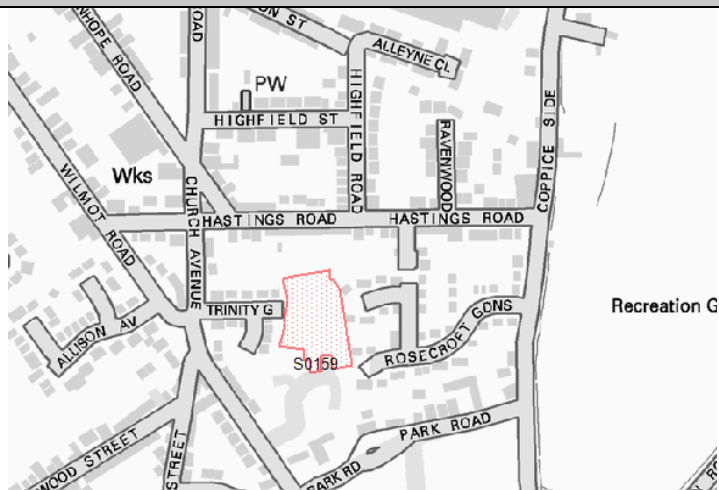
The site is located within 1.5km of Swadlincote from Swadlincote Town Centre and 8.5km from Burton Upon Trent Town Centre.

The site comprises of open space. It extends some 1.1ha. There is high developer interest and the site is in single ownership.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site could need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site, including through National Forest Tree Planting. - The site comprises part of Baker Street Recreation Ground. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Swadlincote (Swadlincote Surgery) 1.1km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of a sports pitch, within 1200m of a primary school - The site is located within 800m of Swadlincote Town Centre. 	
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"> - Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue. 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - Impact unknown. 	
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 primary school is Pennine Way Junior Academy which is exceeding capacity with 333 pupils attending the school with a capacity of 324 pupils. - The nearest secondary school is The Pingle School which has some spare capacity with 1045 pupils attending the school with a capacity of 1376. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is within 400m of an hourly bus service. - Site lies within 800m of Swadlincote town centre. - The site is accessible by metalled footpaths. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development would make some contribution towards the provision of education and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development will have an uncertain impact. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 800m of an hourly bus route - There is no off-road cycle route adjacent to this site. 	
	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 - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - The area is part of a commercial roll out of fibre broadband. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale of the scheme and nature of development impacts are unlikely to be significant. 	
	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 a slight increase in 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 however is not agricultural 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"> - Site is in Flood Zone 1. - There is no indication of surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. The site is within 800m of Swadlincote Town Centre. - The nearest major employment site is within 2km at Heathcote Road 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely affect the setting of any Conservation Areas and Listed Buildings. - No HERs sites within the site, however HERS26887 is located within 20m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located in an area of lower sensitivity according to the County Councils 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 contained by existing development. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential design and layout. 	

Version 1a

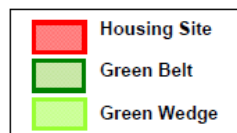
S0161: Land south of Cadley Hill, Industrial Estate

Description:

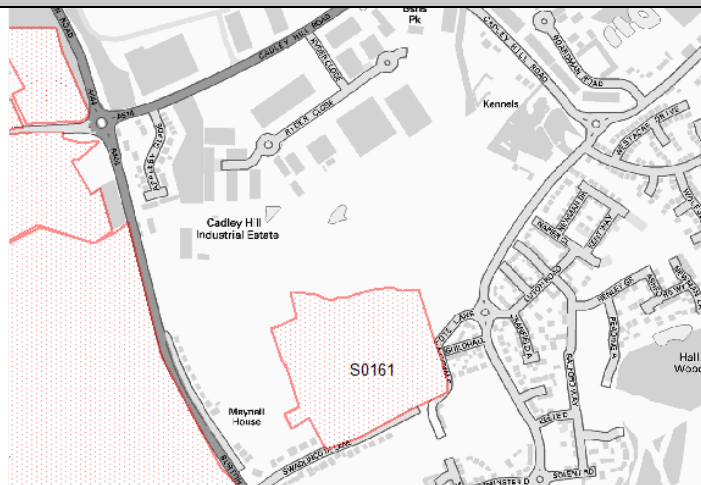
The site is agricultural land that lies between an industrial estate - Cadley Hill Industrial Estate and a housing estate - Castleton Park.

It represents greenfield land in agricultural use and measures 6.36ha. The site is within single ownership and there is low developer interest. Land to the north east of the site is allocated in the emerging South Derbyshire Local Plan for employment development (Policy E1).

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 310m of SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected 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 masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting, 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site will contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site will contribute to overall housing need in combination with other developments in South Derbyshire and will be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located at Gresleydale Health Centre, 600m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Castleton Park Local centre. - Pennine Way primary school is located 2km away. Sports pitch provision is located 1200m from the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School which has spare capacity, with 1045 pupils attending the school with a capacity of 1376. - The primary schools for the site is Pennine Way Primary School which is at capacity with 333 pupils attending the school with a capacity of 324 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of an hourly bus service - The site is within 800m of Castleton Park Local Centre. - There is a metalled footpath adjacent to part of the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - No known electricity or water supply constraints - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality?		<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. - However there may be increased noise complaints due to proximity of the site to employment land (part of the site is allocated for employment land). 	
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 - Site is likely to be Grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1 and will have no discernible impact on flood risk. - There are very small pockets with low susceptibility to surface water flooding within the rest of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service and within 800m of a local centre - Site lies within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The development would be unlikely to affect the setting of any conservation area or listed building. - HERS26848 is located within the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area, 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by road to the south, and trees and hedgerows to the north east and west. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential design and layout. 	

Version 1a

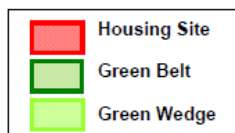
S0167: Land at Gresley Old Hall, Gresley Wood Road, Swadlincote

Description:

The site is located within Swadlincote and is 2.5 km from Swadlincote Town Centre and 7.8km from Burton Town Centre.

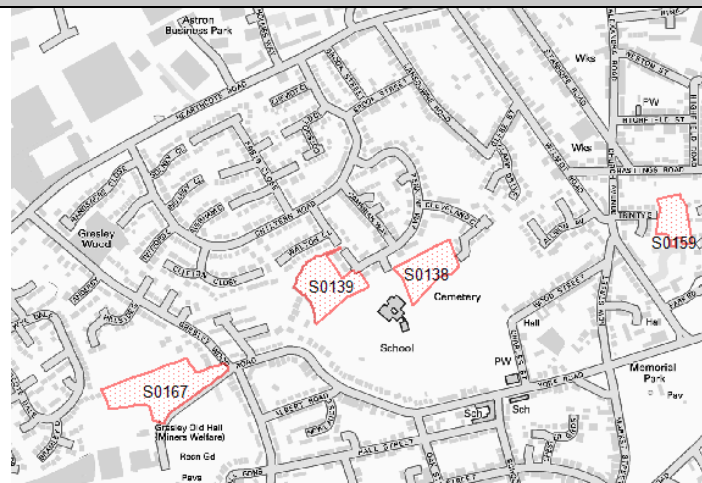
The site comprises vacant greenfield land. The site is 1.39ha and is within single ownership. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held of protected or BAP species within 100m of site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Outline application 9/2009/0191 provides an indicative layout for landscaping, which shows the areas of proposed landscaping, including tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site will not contribute towards the delivery of affordable housing to meet local needs. Instead, proceeds from sale of land to contribute toward maintaining the fabric of Gresley Old Hall, a Listed Building, and other community buildings on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Outline application 9/2009/0191 proposes a range of house types and sizes, but does not include affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site would contribute to overall housing need in combination with other developments in South Derbyshire and would be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver informal open space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The nearest GP is located within Swadlincote (Gresleydale Healthcare Centre). 1.6km from the site.	
	Will it promote healthy lifestyles?		- The site is within 800m of a sports pitch and a primary school (using a public footpath) and within 1200m of Church Gresley Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Pennine Junior School which is exceeding capacity with 333 pupils attending the school with a capacity of 324. - The Pingle School has some spare capacity with 1045 pupils attending the school with a capacity of 1376.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development will not contribute towards the delivery of affordable housing, due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Site lies within 1200m of Church Gresley local centre. - There is an existing metalled footpath adjacent to the site on Gresley Wood Road, which could be used to connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale will not have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield however is not within agricultural use. 	<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 lies within Flood Zone 1 - There areas with low susceptibility to surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service. - The site is located within 1200m of Church Gresley local centre - The nearest major employment site lies within 2km at Heathcote Road 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<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 conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Grade II Listed Building Gresley Old Hall is located within 100m of the site. Development could help maintain fabric of this building. - HERS26850 Swadlincote ridge and furrow and later field boundary is locate within the east of the site. - Impacts could be dependent on the detailed layout and design of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Councils Area 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 contained by trees and hedgerows to the north, existing development and trees and hedgerows to the south, a road, trees and hedgerows to the south and existing development to the west. - The parcel could contribute towards green infrastructure provision. 	

Version 1a

S0208 Land east of Sandcliffe Road, Lower Midway

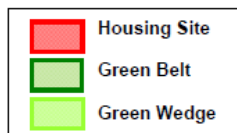
Description:

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.

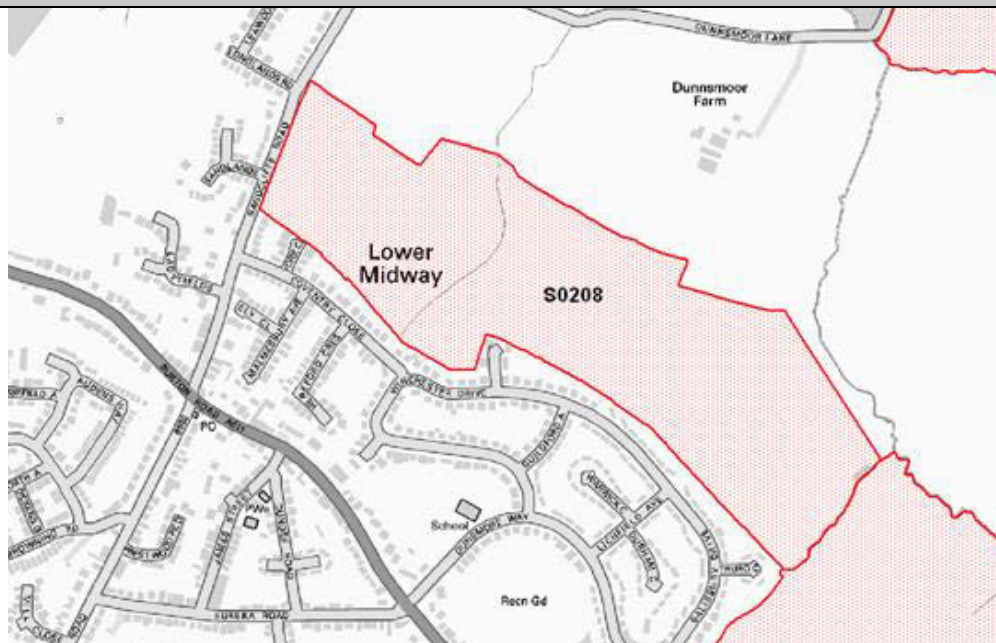
Residential development borders the southern and western boundaries of the site. Fields dispersed with hedgerows and pockets of woodland border the remaining boundaries.

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



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- 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 - However 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There 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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or 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	- Site will not bring back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open or recreational space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- 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 in excess of 1200m 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		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Development 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 spare capacity with 558 pupils attending the school with a capacity of 830. - Eureka Primary School is at capacity with 142 pupils attending the school with a capacity of 140.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact of the gradient and pylons on the site would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m from a local centre, although a small supermarket is located within 300m - Site is within 400m of an hourly bus service. - There is a metalled footpath along a short part of the site frontage.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education and would support existing health care provision and shops in 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?		- 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	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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 - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<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. 	<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"> - Part of the eastern boundary of the site lies within Flood Zones 2 and 3a. - There is an area of low susceptibility to surface water flooding in the western part of the site and a narrow area of low to high susceptibility crossing the middle of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is more than 1200m from a local centre, although there is a mini supermarket within 800m - An hourly bus service passes within 400m - The nearest major employment site is located 2km away at Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 	

Version 1a

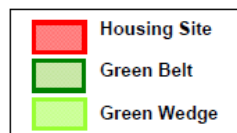
S0248: Land west of Longlands Lane, Swadlincote

Description:

The site is located within Midway and is 1.8km from Swadlincote Town Centre and 7.1km from Burton Town Centre.

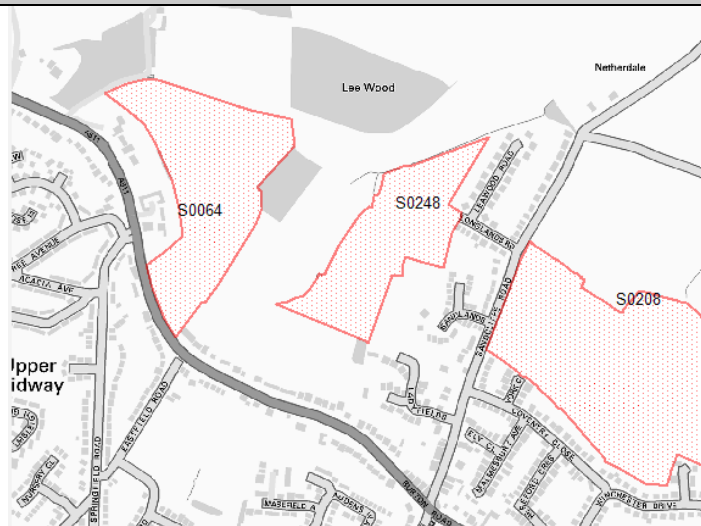
The site is predominantly with one dwelling on the site. The site is 4ha and within single ownership. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 320m of SD342 Hoofies Wood,	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision both on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 2.1km of the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a sports pitch, however is in excess of 1200m of a primary school and Newhall local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports Colleague which spare capacity with 558 pupils attending the school with a capacity of 830. - Eureka Primary School is at capacity with 142 pupils attending the school with a capacity of 140.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment would be required on the viability impact of the gradient on the site and the access to the site, - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus service - There is no village or local centre within 1200m, although there is a mini supermarket within 800m, - There is no metalled footpath immediately adjacent to the site, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 800m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband, - The access point onto the site is constrained due to the Sandcliffe Road being a single land and access onto Longlands Road requiring the demolition of the existing bungalow on the site.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight increase in noise levels locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
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 - Site is likely to be Grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1 and will have no discernible impact on flood risk. - There is a small area of medium to high susceptibility to surface water flooding within the southern part of the site and an area of low to high susceptibility along the northern boundary. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 800m of an hourly bus service - The site is more than 1200m from a local centre. - Nearest major employment site is within 4km at Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any conservation area or listed building. - No HERs are located within the site - The site is located within 500m of Bretby Hall Historic Garden. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of secondary sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfields Landscape Character Area. - There are trees within the site. - The gradient of the site would need to be taken into consideration when developing the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is contained by existing development to the east, trees and hedgerows to the north south and west. - There are trees within the site - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

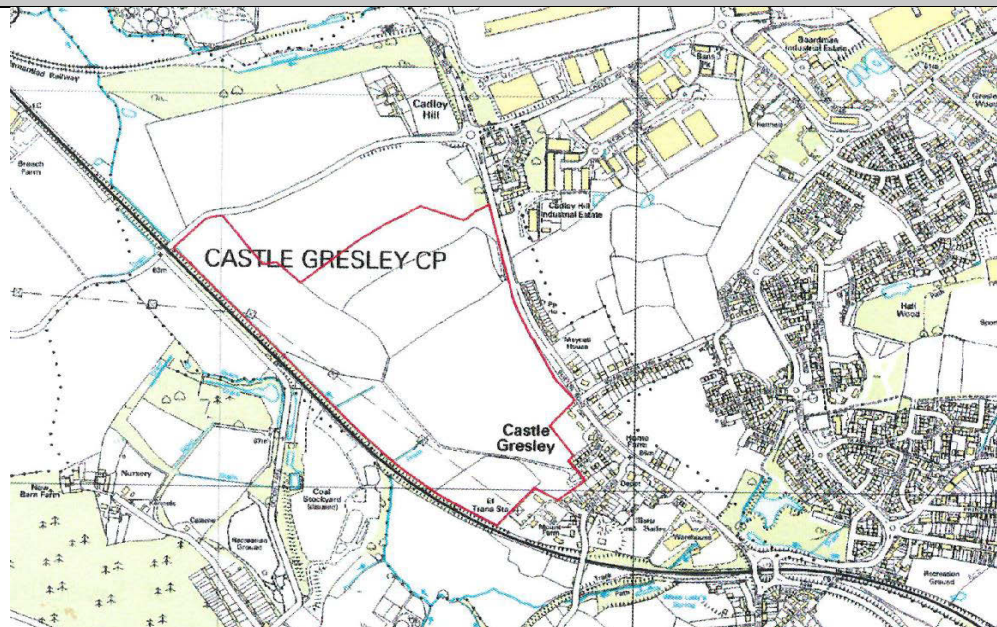
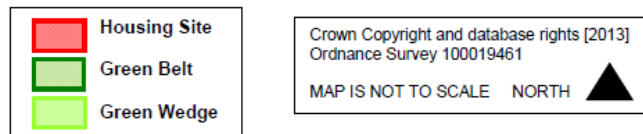
S0254: Castle Fields, Swadlincote

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	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is 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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in Swadlincote and South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote (Gresleydale Healthcare Centre) is located within 1500m of the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of a sports pitch and services within Castleton Park local centre and Castle Gresley. - The site is more than 1200m from Pennine Way School and Linton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Impacts would be uncertain and would be largely determined by detailed design and layout for the development.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle which has some space capacity with 1045 pupils attending the school with a capacity of 1376. - The closest Primary School is Pennine Way which is exceeding capacity with 333 pupils attending the school with a capacity of 324.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly or better bus route which is accessible within 400m of the site - The site is located within 1200m of Castleton Park local centre and Castle Gresley village centre.. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and health. It would also help to sustain existing bus services and could help improve the case for the establishment of a National Forest Line passenger rail service.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would be likely to impact the A444 but it is not known whether impacts would be significant.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - There are no known water or electricity supply constraints. - Superfast broadband is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Groundwater and Surface Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 neighbouring 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 neighbouring land uses - Location next to a rail line could lead to increased 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 greenfield - Site is likely to be partly Grade 2 very good quality agricultural land and partly Grade 3 good to moderate quality agricultural 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"> - Site is mainly Flood Zone 1, but there is an area within Flood Zones 3a and 2 to the west of the site. - The western boundary of the site has medium to high susceptibility to surface water flooding and there is an area of low susceptibility in the southern part of the site 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is less than 400m from an hourly bus service and less than 2km from employment land at Tetron Point and Cadley Hill. - It is within 1200m of Castleton Park local centre and services and facilities at Castle Gresley. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - HERS site 17812 located within site (Castle Gresley Sand Pits, Smithy and Quarry) 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<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"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 1a

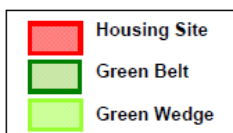
S0277: Land to the rear of Station Street, Castle Gresley

Description:

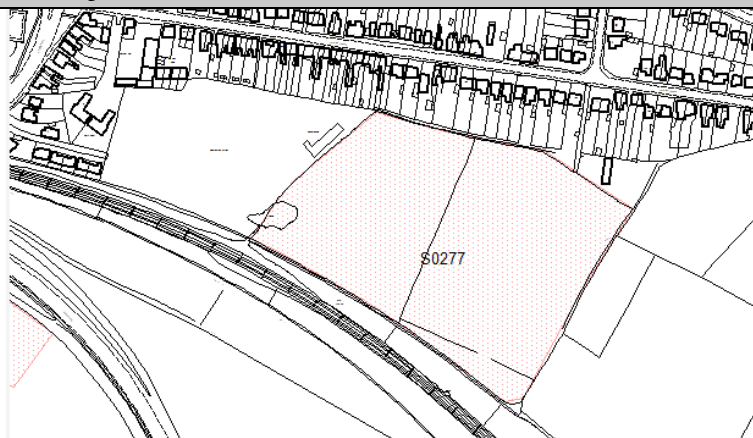
The site is located within Swadlincote and is 3.3km from Swadlincote Town Centre and 8.3km from Burton Town Centre.

It is a greenfield site measuring 3.4ha and is in single ownership.

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?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 300m of the site Castle Gresley Wetland SD286.	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision both on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within 400m of the site.	
	Will it promote healthy lifestyles?		- The site is located adjacent to a sports pitch and within 400m of the services at Castleton Park, but more than 1200m from a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School which has some capacity with 1045 pupils attending the school with a capacity of 1376 pupils. - The catchment school within this area is Pennine Way School which is exceeding capacity with 338 pupils attending the school with a capacity of 298 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings. There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of a half hourly bus service. - Site lies within 800m of Castleton Park local centre. - There is a metalled footpath along Station Street which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion. This would need to be the subject of a Transport Assessment.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Stanton WWTW which would serve this site has some spare capacity. - There are no known requirements for additional water supply or electricity network improvements in this area. - The area is part of a commercial roll out of fibre broadband. - Access to the site is constrained as the point of access is narrow.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development and its location adjoining the urban area, impacts are unlikely to be significant. 	
	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 a slight increase in noise levels locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
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 - Site is likely to be Grade 3 good to moderate quality or Grade 4 poor quality agricultural 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"> - Site lies within Flood Zone 1 and will have no discernible impact on flood risk. - There is an area of low to medium susceptibility to surface water flooding crossing the middle of the site and an area of high susceptibility in the south western corner. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of a half hourly bus service. - The site is within 800m of services at Castleton Park, - Nearest major employment site is within 4km at Cadley Hill. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any conservation area or listed building. - No HERs are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of low sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfields Landscape Character Area. - There are a few trees within the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is contained by existing development to the north, trees and hedgerows to the east and west and a railway line to the south. - There are some trees within the site - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

S0005: Goseley Estate Extension, Woodville

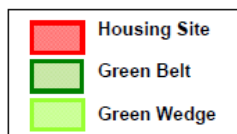
Description:

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

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

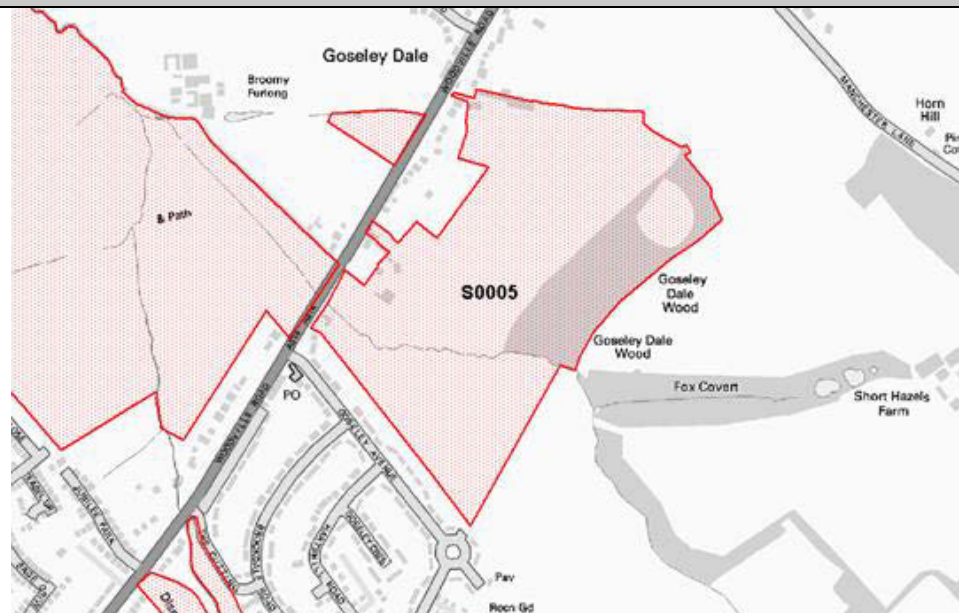
The site extends 20ha and is in multiple ownership. There is thought to be a low level of developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is located around 350m to the north of Woodville Railway Cutting County Wildlife Site (SD026) and is unlikely to affect this site. A former site (Hartshorne Meadow SD093), which is located on the Southern Boundary of the site, has been removed from the wildlife site register	
	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 the site will include the creation of new habitats or tree planting. However 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There 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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide new open and recreational space on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is within 800m of a sports pitch and within 1200m of Hartshorne Primary School, however over 1200m of Woodville Primary School. Woodville local centre 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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The normal area Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils. - Hartshorne Parish School has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA proposed by the Authority indicates that the site could be viable for housing development. However the viability impact of the heavy planting, gradient, public sewer and overhead power lines would need further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest local centre is Woodville within 1200m of the site. Hourly bus service within 400m of the site. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1.5km) -	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Growth could support the provision of new education and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Impact unknown, development could have an impact on traffic congestion around Clock Island..	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly bus service within 400m of this site - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton 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 - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 Grade 4. And is not Best and Most Versatile. 	<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 located within flood zone 1 - A narrow linear area running through the centre of the site and another close to the northern boundary have medium to high susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is well related to an hourly bus service (bus stops within 400m) and within 2km of a major employment land. The site is within 1200m of Woodville local centre., 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - HERS site 20236 located within development area - Potential for below ground archaeology 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is productive agricultural land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 be visible from higher ground to the north, due to local landform and prominence of the site The site is well connected to the urban area of Woodville, however it is not contained by urban form, and development would expand into the open countryside and have the effect of closing the gap between Hartshorne and Woodville. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The eastern part of the site comprises of scrub and could help screen the site from views to the east. - There is also an extensive area of immature woodland and scrub close to the southern edge of the site - Given the extent of scrub and woodland on site much of this could be lost through site development. 	

Version 1a

S0016: Land between High Street and Hartshorne Road, Woodville

Description:

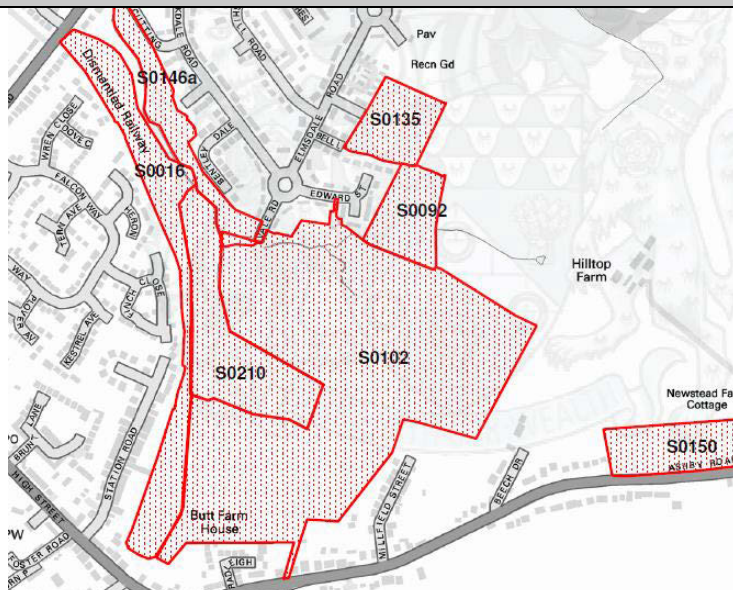
The site lies adjacent to the built up area of Woodville. Swadlincote town centre is 2km away to the west. Burton upon Trent town centre is 10km to the north west.

The site comprises vacant land, heavily planted with a footpath across the site. The site is 3.36ha in size. The site is in single ownership and there is a high level of developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is covered by County Wildlife Site SD026 Woodville disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No master plan of the site has been submitted however the SHLAA suggestion forms states that land can be allocated on the site for tree planting. - 20% of the site would need to be passed over to tree planning and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The SHLAA suggestion form suggests that the site could deliver affordable housing. Any given local plan requirements, development would be likely to deliver a range of house sizes.	
	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 site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville, 0.8km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of a primary school and recreation ground. Site is within 800m of Woodville Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver few affordable housing, the SHLAA suggestion form states that affordable housing could be provided on site. And the SHLAA prepared by the Authority Indicated that the site could be viable for housing development. However the impact of the heavy planting, stream and gradient on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Site lies within 800m of Woodville local centre. There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network, although it could have a detrimental impact on congestion at the A511/A514 Clock roundabout junction.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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, although had previously had a railway track running through the site. - Site is likely to be grade 4 poor quality agricultural 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"> - Site lies within Flood Zone 1. - There is a narrow stretch with low to high susceptibility to surface water flooding running the length of the site with a larger area with high susceptibility toward the north west. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service. - The site is located within 800m of Woodville local centre - Site lies within 2km of the nearest major employment area. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS are located within the site, however HERS2810, 28135 and 28121 are adjacent to the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 covered by TPO 207. - The site contains pylons and has steep banks. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north, west and south and by trees and hedgerows to the east. - TPO 207 covers the site. 	

Version 1a

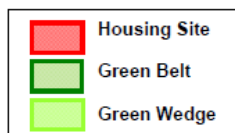
S0058: Land adjacent Broomy Farm, Woodville Road, Hartshorne

Description:

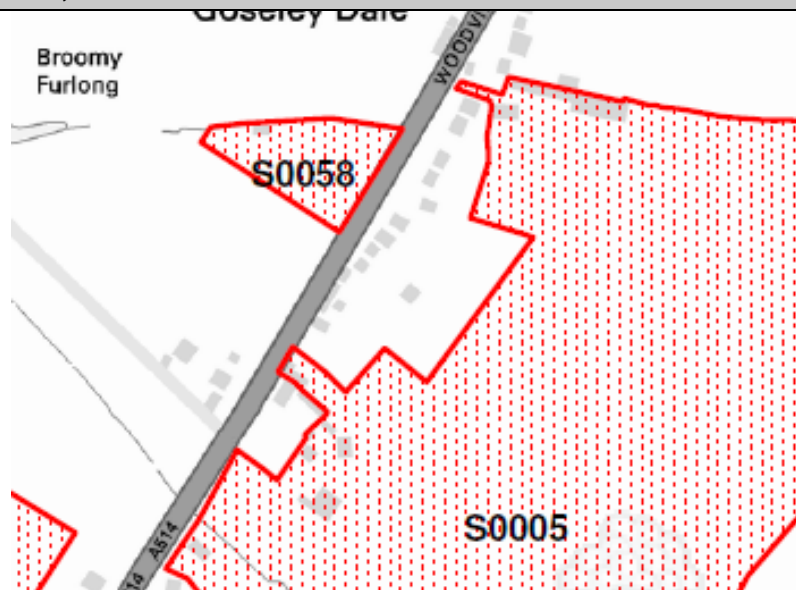
The site lies between Woodville Road and Broomy Farm, Woodville. Swadlincote town centre is 2.5km away to the south west. Burton upon Trent town centre is 10km to the north west.

The site comprises a paddock in good condition together with farm buildings and is 0.7ha in size. The site is in single ownership and there is a medium level of developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site, including through National Forest planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 1.5km of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of a sports pitch and within 1200m of a primary school within Hartshorne (however is in excess of 1200m of a primary school within Woodville. It is more than 1200m from Woodville local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils. - Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would make no contribution towards the delivery of affordable housing, due to the size of the site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Site lies more than 1200m from Woodville local centre. - There is a metalled footpath adjacent to the site on Woodville Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sport provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the operation of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 - Site is likely to be Grade 3, good to moderate quality and/or Grade4 poor quality agricultural 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"> - Site lies within Flood Zone 1. - There is a narrow linear stretch with medium to high susceptibility to surface water flooding running along the northern boundary of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - The site is more than 1200m from Woodville local centre. - The nearest major employment site lies within 2km at Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Woodville Road and trees to the south, trees and hedgerows to the north east and hedgerows to the west. - 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 1a

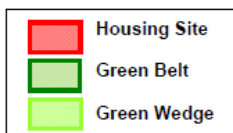
S0092: Site off Edward Street, Hartshorne

Description:

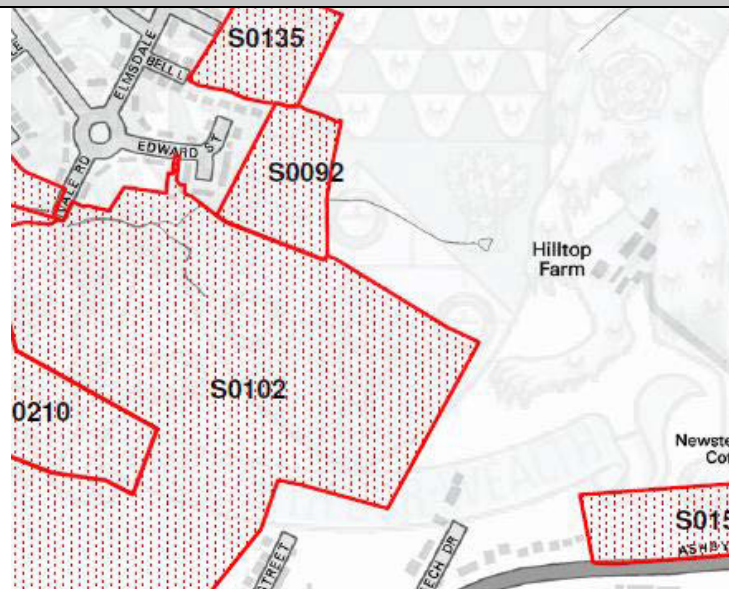
The site lies to the east of Edward Street and is contiguous to the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

The site of 1.3ha comprises agricultural land. The site is in single ownership and currently there is no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site of SD026 Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Woodville 1.5km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch; however is in excess of 1200m of a primary school. It is within 1200m of Woodville local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 400m of an hourly bus service - Site lies within 1200m of Woodville local centre, but there is no metalled footpath immediately adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		a. 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. b. The area is part of a commercial roll out of fibre broadband. c. Access to the site is constrained due to the 5 metre entrance to the field and access being required through another SHLAA site.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be grade 4 poor agricultural 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"> - Site lies within Flood Zone 1 - There is an area with medium to high susceptibility to surface water flooding in the southern part of the site.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - Site is more than 1200m from Woodville local centre. - Site is within 2km of the nearest major employment area at Woodville 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of a conservation area of any listed buildings - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Leicestershire and Coalfield Landscape Character Assessment. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the west and hedgerows to the north, east and south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

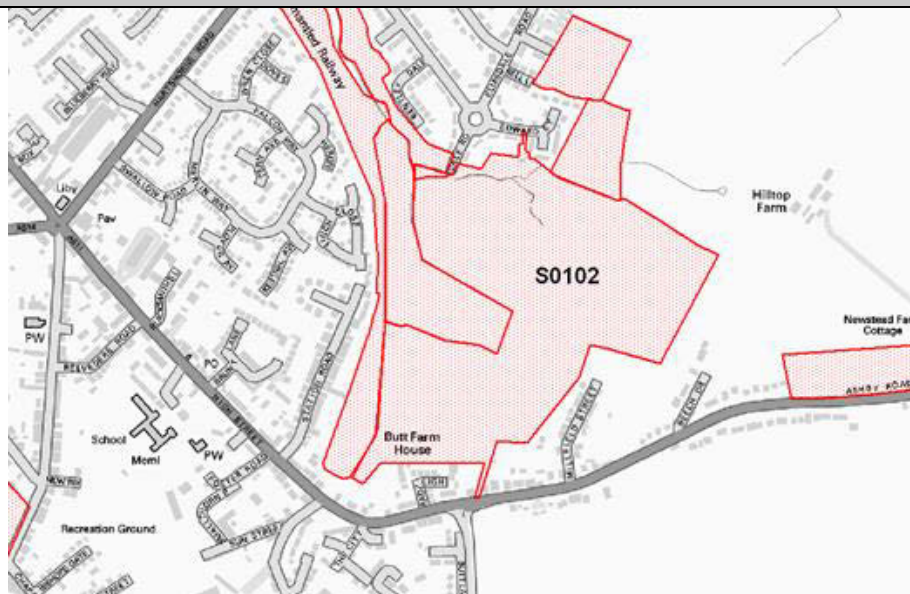
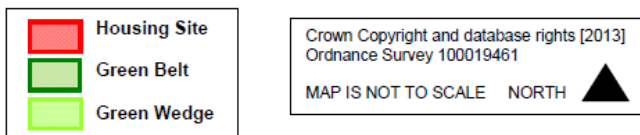
S0102: Butt Farm, Woodville

Description:

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is adjacent to Woodville Railway Cutting County Wildlife Site (SD026), and a small area of this site is located within the site boundary.	
	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 masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. 20% of the sites would need to be passed over to tree planning and landscaping give the National Forest location.	
	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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or 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	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide new open and recreational facilities on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Woodville local centre and 800m of a primary school (although this is unlikely to be able to accommodate growth) and 1200m 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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact of accident numbers is unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area,	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Woodville local centre is within 800m of the site. Bus stops with an hourly service are located just outside the site on the A514 and A511 within 400m of the site. - There is a metalled footpath along the A511.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Impact unknown, although it is likely that there would be an impact on traffic congestion at the A511/A514 Clock roundabout junction.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 Grade 4. And is not Best and Most Versatile. 	<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 lies within flood zone 1. - There is a narrow channel with medium to high susceptibility to surface water flooding passing through the northern part of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is well related to an hourly bus service (bus stops within 400m), local centre within 800m and employment land (site within 2km). 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Multiple HERS records within site including HERS 28129, 28121, 28111, 28120, 28110. - There is potential for below ground archaeology in this area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is productive agricultural land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - There are a number of well-established hedgerows or tree belts on the eastern edge of the site, which could help tie new development into the wider landscape. - Development could negatively impact local landform which may not be amenable to development. There are topographical constraints as the site slopes down towards Vale Road and steeply up towards the A511. 	

Version 1a

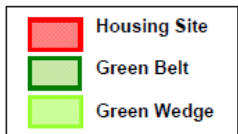
S0135: Land at Bretby View, Goseley Estate Hartshorne

Description:

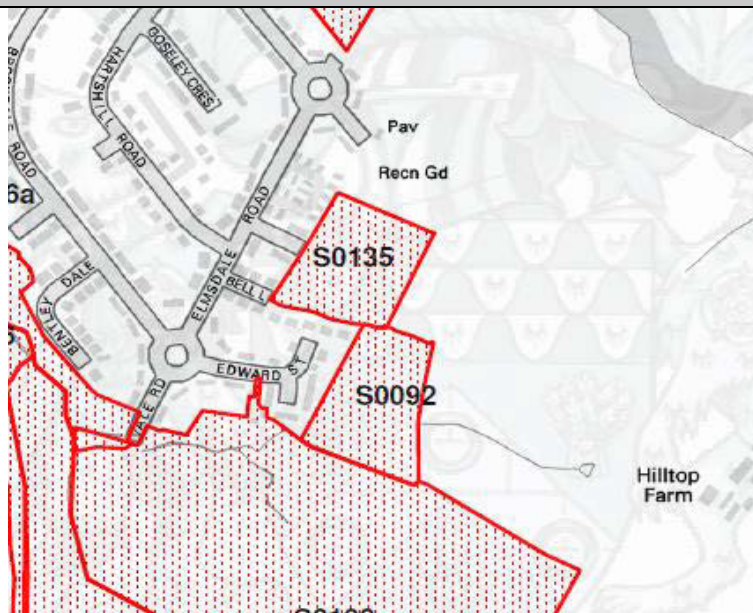
The site lies to the east of Bell Lane and is contiguous to the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

The site comprises agricultural land and is 1.28ha in size. The site is currently in single ownership and currently there is no developer interest in the site.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of SD026 Woodville disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute toward the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision on site and within 1200m, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, however is in excess of 1200m a primary school. Woodville local centre is within 1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Woodville local centre is within 1200m of the site. - There is no footpath immediately adjacent to the site. The closet footpath is on Elmsdale Road.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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. - The site is likely to be Grade 4 poor quality agricultural 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"> - Site lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 400m of an hourly bus service. The site is within 1200m of Woodville local centre. - Site lies within 2km of the nearest major employment site, at Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfields Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and hedgerows to the north and west, hedgerows to the east and is open to the south - 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 1a

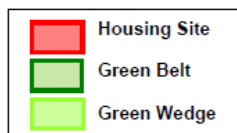
S0146a: Land west of Vale Road and Edward Street, Hartshorne

Description:

The site lies west and north west of Vale Road and Edward Street and is within the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

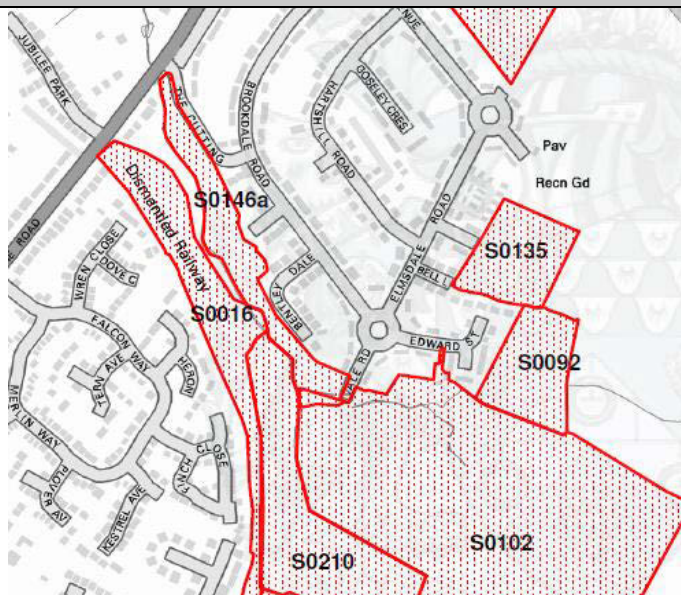
The site comprises open space with trees on site. The site area is 1.54ha. The site is in single ownership and at present there is no developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The majority of the site is covered by County Wildlife site SD026 Woodville Disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest Tree Planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville 0.9km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch and within 1200m of a primary school. It is within 800m of Woodville Local Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings, subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Site lies within 800m of Woodville local centre. - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development will have an uncertain impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development. Although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield, - Site is likely to be Grade 4 poor agricultural 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"> - Site lies within Flood Zone 1 - There is a narrow channel with high susceptibility to surface water flooding running through the length of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - It is within 800m of Woodville local centre. - Site lies within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site. HERS28120 is located within 65m of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The majority of the area is located within in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. However a small section if located within secondary sensitivity. - There is a deep ditch that runs through the site and also the site slopes upwards in the southern section. - TPO207 covers the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Hartshorne Road to the north, existing development to the east, woodland to the west. - TPO207 covers the site. 	

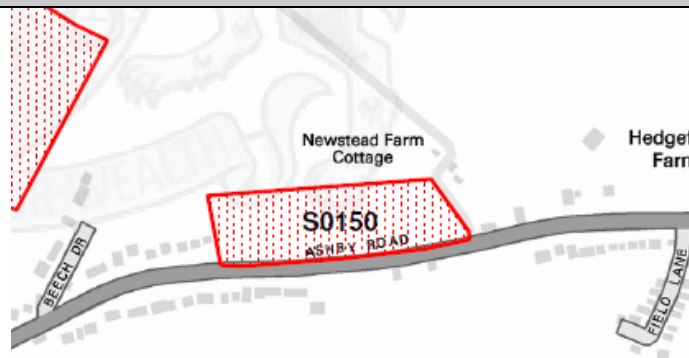
Version 1a

S0150: Site at OS Fields 7100 & 8400, Ashby Road, Blackfordby

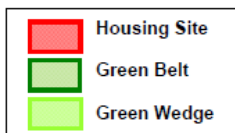
Description:

The site lies north of Ashby Road (A511), contiguous with the built up area of Woodville and up to The Greyhound Public House. Swadlincote town centre is approximately 3km away to the west. Burton upon Trent town centre is 10.5km to the north west.

The site comprises agricultural grazing land and is 1.82ha in size. The site is in single ownership and there is a high level of developer interest in the site.



Key



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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD210 – Station Road/Vale 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)?	Yes	- Information submitted with the sites SHLAA suggestion form states that appropriate landscaping can be provided to ensure the development is appropriate within the National Forest. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. - The nearest GP is located in Woodville 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of a primary school and sports pitch. - It is within 1200m of Woodville local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 400m of an hourly bus service. - The site is within 1200m of Woodville local centre. - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and health. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development in this location would have on the road network, although there may be some detrimental impact on the A511/A514 Clock roundabout.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 - Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor quality agricultural 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"> - Site lies within Flood Zone 1 - There are two small pockets with low susceptibility to surface water flooding at the southern boundary of the site.. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - It is within 1200m of Woodville local centre. - Site lies within 2km of the nearest major employment site, in Woodville. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		<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 - The site is located within the Melbourne Parklands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the west and east, trees hedgerows and Ashby Road to the east and hedgerows to the north. - 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 1a

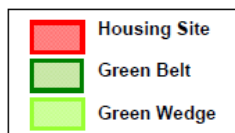
S0210: Land between Woodville & Vale Road, Hartshorne

Description:

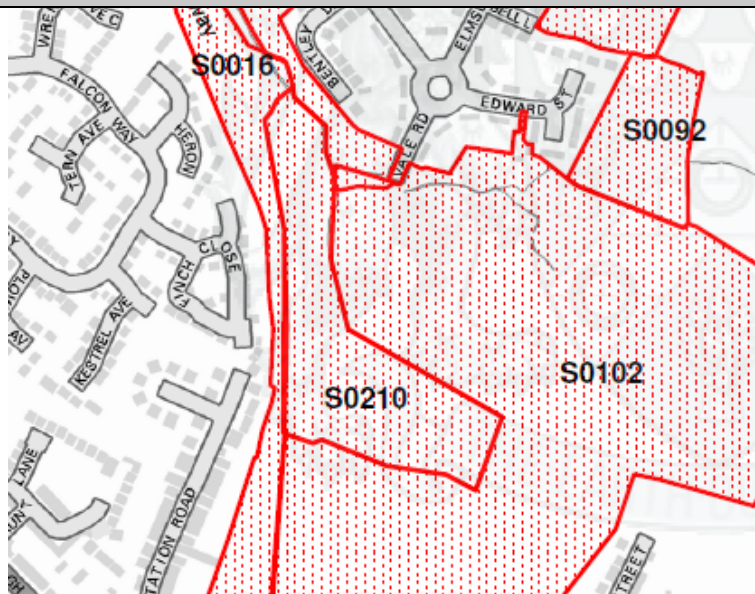
The site lies to the east of Finch Close and south of Vale Road, contiguous with the built up area of Woodville. Swadlincote town centre is approximately 2km away to the west. Burton upon Trent town centre is 10km to the north west.

The site, measuring 3.2 ha, comprises vacant land, which was previously used as an industrial site, with buildings demolished in 1970s. It is in single ownership and there is high developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife site SD026 Woodville Disused Railway covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is in Woodville 1km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch and primary school and Woodville local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings, subject to wider viability issues. Although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the gradient and other physical constraints would require further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - It lies within 800m of Woodville local centre, but there is no metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided by site promoters, but it is unlikely that services would be provided within a site of this scale.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on the highway network, although it has potential to have a detrimental impact on the A511/A514 Clock roundabout.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - Access to the site is constrained due to access being required through adjacent SHLAA sites. - The area is part of a commercial roll out of fibre broadband	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 4 poor quality agricultural 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 lies within Flood Zone 1. - There is an area with medium susceptibility to surface water flooding in the southern part of the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service. - It lies within 800m of Woodville local centre. - Site is within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - HERS0210 and 28121 are located within the site and HERS28135 is located within 20m of the site and HERS28129 is located within 10m of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within the Leicestershire and South Derbyshire Coalfield area. - TPO 207 covers the site. - Part of the site slopes towards Vale Road and there are pylons and a stream running through the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by development and woodland to the north, woodland to the west and trees and hedgerows to the south. The site is open to the south. - TPO207 covers the site 	

Version 1a

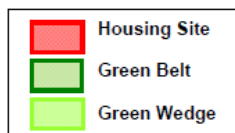
S0280: Land to the rear of 131 Woodville Road, Hartshorne

Description:

The site lies to the east of Finch Close and south of Vale Road, contiguous with the built up area of Woodville. Swadlincote town centre is approximately 2km away to the west. Burton upon Trent town centre is 10km to the north west.

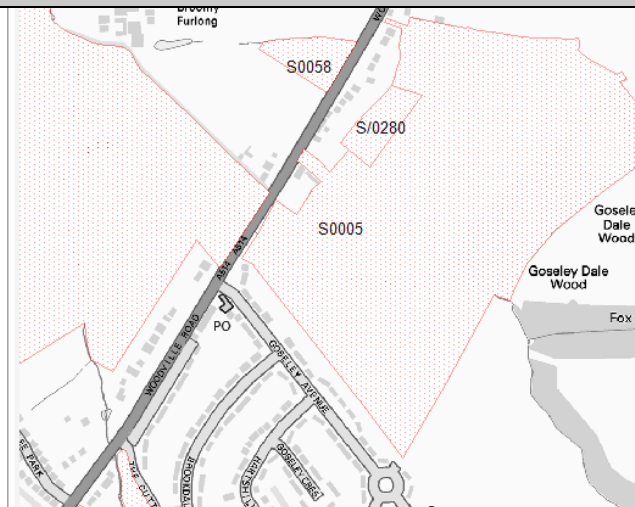
The site comprises of greenfield land, with outbuildings and a vegetable patch. It extends some 0.66ha and is currently in single ownership. There is no developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m away from SD026 Woodville Disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is in Woodville 1.5km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch but in excess of 1200m of Woodville local centre. And a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville which has some spare capacity with 558 pupils attending the school with a capacity of 830. - The nearest Primary School is Woodville Primary School which has some capacity with 283 pupils attending the school with a capacity of 316 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings, subject to wider viability issues. Although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of access to the site would require further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - Site is more than 1200m from Woodville local centre. - There is no metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could potentially make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided by site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- 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. - Access to the site is constrained due to unknown access to the site. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 3 good to moderate agricultural 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 lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service. - The site is located is more than 1200m from Woodville local centre. - Site is within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation, 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no HERS on the site. - There are no nearby listed buildings or conservation areas. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an mportant cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. - The site is located within the Leicestershire and South Derbyshire Coalfield area. - The site is well connected to the urban area of Woodville, however it is not contained by urban form, and development would expand into the open 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by development to the west, hedgerows to the north, east and south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - The 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 1a

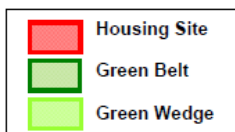
S0292:Montracon, Woodville

Description:

The site is 1.4miles from Swadlincote Town Centre and 5.7miles km from Burton Town Centre.

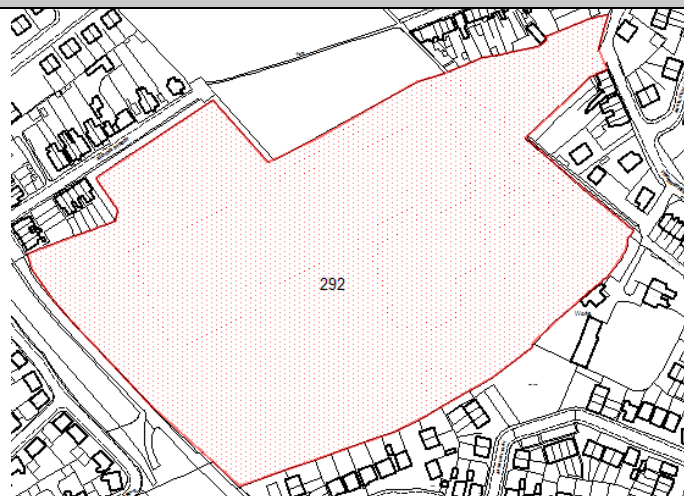
The site extends some 5.08 hectares and contains substantial manufacturing buildings.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 300m of SD026 Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site could need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this are or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect if likely mix proposed on site, although the scale of the scheme and given local plan requirements development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site could make a contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Woodville (Woodville Surgery) 1.1km from the site.	
	Will it promote healthy lifestyles?		- The site is within 800m of Woodville local centre, a primary school and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has spare capacity with 558 pupils attending the school with a capacity of 830. - Woodville C of E Junior School has some spare capacity with 283 pupils attending the school with a capacity of 316.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of an hourly bus service. - Site lies within 800m of Woodville local centre. - There is a metalled footpath immediately adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion. This would need to be the subject of a Transport Assessment.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limits support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have mess significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Redevelopment of this site for residential purposes would involve the loss of an established employment site.	
	Will it help support and encourage the growth of the Rural Economy?		- Development in this location is unlikely to have any effect in this respect.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is previously developed and development of the site would regenerate the area.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is hard standing and buildings on the site which could be used during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is brownfield and there is hard standing and buildings on the site which could be used during the construction phase.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - As this is a brownfield site, redevelopment is likely to have no discernible impact. 	
	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 may reduce noise pollution given the established industrial use. 	
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 brownfield. 	<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 in Flood Zone 1. - There is a linear stretch of high susceptibility to surface water flooding along the south western boundary and another with low to medium susceptibility along the north western boundary. There is another area with low to medium susceptibility to surface water flooding close to the south eastern boundary. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is within 400m of an hourly bus service, - It is within 800m of Woodville Local Centre - The nearest major employment site lies within 2km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site would not affect any listed building or conservation area. - Hers292 is located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is brownfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - The site is located within the lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site contains by existing development to the east and north, hedgerows and existing development to the west and hedgerows to the south. - Hedgerows, trees or other landscaping elements could contribute towards integrating new development into the landscaping. - The land parcel could contribute towards green infrastructure provision - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

S0084: Land at Newton Road, Burton on Trent

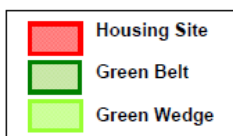
Description:

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

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

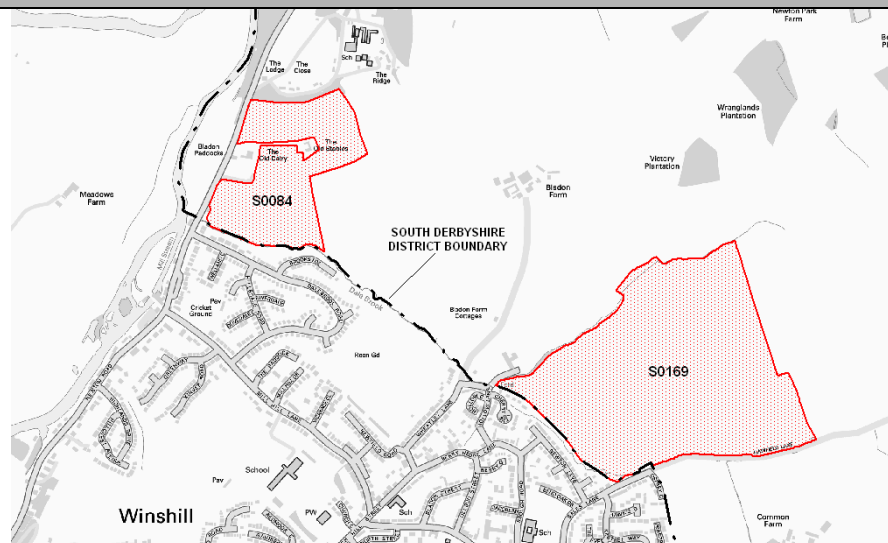
The site is in single ownership and there is thought to be a high level of developer interest. Planning permission has been granted for residential development on part of the site (9/2014/1039).

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) adjacent to the south eastern edge of the site, although it is likely that no built development would be located close to this area due to existing land levels and watercourse present on site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. The ecological survey submitted with planning application 9/2014/1039 found high value hedges on the northern and eastern boundaries and many trees of high ecological value. There was evidence of badgers, nesting birds, bats and barn owls. The Wildlife Trust concludes that protected species are unlikely to be affected, subject to appropriate mitigation.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Illustrative masterplan for application 9/2014/0139 proposes tree planting on 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	- Site will contribute 30% affordable housing..	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning consent 9/2014/1039 indicates that a mix of dwelling types would be provided including 30% affordable housing on the 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	- 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"> - Outline consent 9/2014/1039 provides for open space on the site as well as a financial contribution toward facilities in Burton-on-Trent. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Planning consent 9/2014/1039 makes no provision for developer contributions toward medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of local recreation provision and 1200m of a local centre - Primary schools are more than 1200m away. 	
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 Crime Prevention Design Adviser for application 9/2014/1039 considers there are no reasons why residential development should not be acceptable from a community safety perspective, with the indicative layout suggested having the potential to provide a secure and outward looking scheme - particularly overlooking open space 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - The committee report for application 9/2014/1039 states that South Derbyshire And Staffordshire Highways make no objection on safety grounds, subject to conditions 	
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 in South Derbyshire is the William Allitt School, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Granville and Pingle schools do have some spare capacity. - It is unclear whether there is any spare capacity within Burton secondary schools. - The nearest primary age schools in South Derbyshire are in Newton Solney which has some spare capacity with 55 pupils attending the school with a capacity of 69 pupils. - Planning consent 9/2014/1039 indicates that developers will make financial contributions to fund 21 primary school places, 18 secondary school places in Staffordshire. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - Application 9/2014/1039 proposes up to 30% affordable housing on site and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The nearest local centre is within 1200m (Winhill). - There is an hourly bus service within 400m. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Planning consent 9/2014/1039 indicates developer contributions toward open space, recreation and education.. 	
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"> - Application 9/2014/1039 Transport Assessments concludes that the proposed development does not significantly impact on surrounding junction's performance and hence no mitigation is proposed. The local highway authorities raise no objection. - 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Site is likely to be served by Claymills WWTW which has capacity to accommodate growth - It is unclear whether capacity improvements would be required within the sewerage network around Winhill. - There are no known requirements for additional strategic water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Development in this location is unlikely to have any discernible effect in respect of supporting the rural economy as residents will be likely to look to Burton-on-Trent to meet their service and facility needs.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development would not provide additional shops or services but could help sustain existing services within Winshill nearby.	- Ensure good connectivity to Winshill Local centre
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 outline planning consent has a Building for Life score of 9.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development will not support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect - 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 impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile. 	<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 is a channel running along the southern boundary of the site, Dale Brook, which is in Flood Zones 2 and 3. This part of the site also has medium to high susceptibility to surface water flooding. Planning consent 9/2014/1039 provides for all development shall take place in the areas most susceptible to flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Planning consent 9/2014/1039 indicates that no development shall take place until details of surface drainage have been approved by the Local Planning Authority. The Flood Risk Assessment submitted with the application envisages an on-site pond and a possible connection to Dale Brook. 	
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 an hourly bus service (bus stops within 400m) - The Winshil local centre is within 1200m. - The nearest major employment is within 2km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development will not make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The setting of Bladon Cottage and Bladon Castle, which are to the north of the smaller site, could be affected by housing development to the north of Winshill. - NO HERS records within site - The archeological survey conducted in association with planning application 9/2014/1039 concluded that the site had little archaeological significance. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary 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"> - Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on both sites. Existing landscape elements including trees and hedgerows will be integrated into the development, 	

Version 1a

S0169: Hawfield Lane Burton.

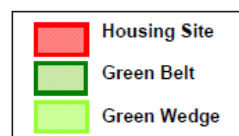
Description:

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

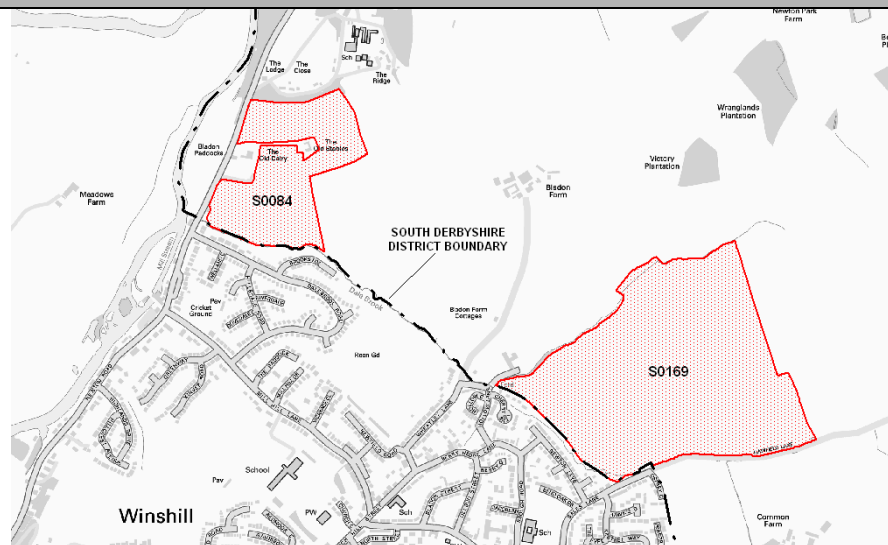
The site extends some 30ha and currently used for agricultural purposes. The land to the south comprises established residential development.

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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) within 300m 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)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological 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 in accordance with H19 and H20
	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	- 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 could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> - Existing healthcare facilities are located at Winhill), (around 1km) - Development could help fund improvements to local medical facilities 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1200m of local recreation provision and 1200m of a local centre - Primary schools are within 400m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be around 4km 	
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"> - Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Development would have an uncertain effect 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school in South Derbyshire is the William Allitt School, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Granville and Pingle schools do have some spare capacity. - It is unclear whether there is any spare capacity within Burton secondary schools. - The nearest primary age schools in South Derbyshire are in Newton Solney which has some spare capacity with 55 pupils attending the school with a capacity of 69 pupils. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> - Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. 	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> - Development could deliver new affordable housing to this area and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The nearest local centre is within 1200m (Winhill). - Bus stops are located 400m from the site and served by a four times hourly service. - There is a metalled footpath along Sales Lane. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution toward the provision of education open space and sports provision and would support existing health care provision and shops in Winhill. 	
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 could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. - Access into the site could be problematic. - There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - Site lies within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Site is likely to be served by Claymills WWTW which has capacity to accommodate growth - It is unclear whether capacity improvements would be required within the sewerage network around Winhill. - There are no known requirements for additional strategic water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and 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		Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site appears to lie within Flood Zone 1. - Dale Brook, running along the southern boundary of the site, has high susceptibility to surface water flooding and a further channel, running along the north-west site boundary, has low to medium susceptibility. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - There is a better than hourly bus service within 400m - There is a local centre within 1200m in Winshill. - The site is more than 2km from the nearest major employment area. 	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Site will not affect an identified listed buildings - No HERS records within site - There is limited potential for in ground archaeology in this area. 	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Impacts are uncertain	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary 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"> - Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on site. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites - All sites could contribute towards green infrastructure provision. 	

Version 1a

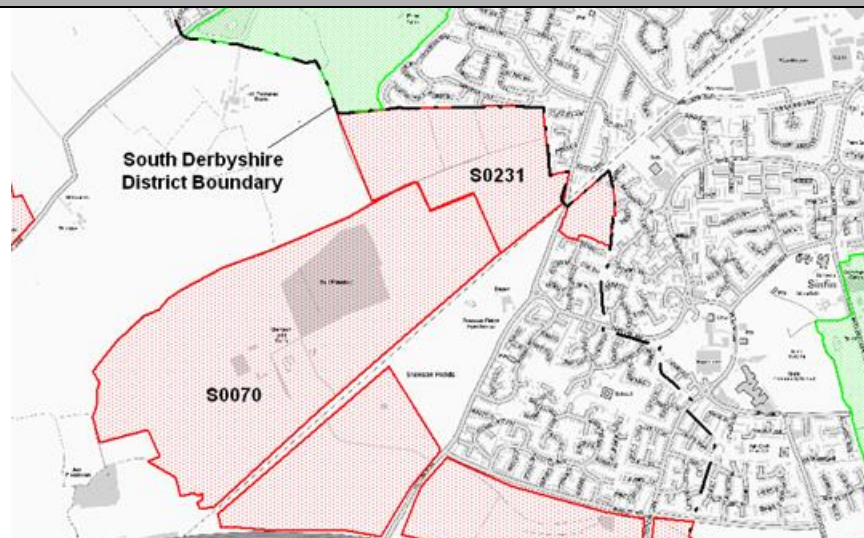
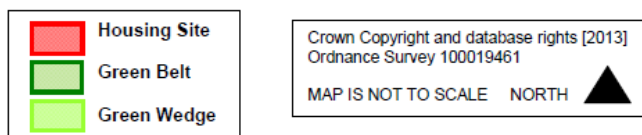
Site 18: S0070 Stenson Road (West of Railway), Stenson Fields

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. 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.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- 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	- 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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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?		- Development is likely to include open space and recreation provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Could help fund improvements to local medical facilities, although the nearest health centre is around 2.0km (depending on access) from site S0070.	
	Will it promote healthy lifestyles?		- The closest primary school, local centre and sports pitches are located in excess of 1500m from the 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.	- Ensure that development reflects policy BNE1 and INF2
	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?		- 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 Academy, Etwell, which has some capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. Grampian Primary School is exceeding capacity with 236 pupils attending the school with a capacity of 226. And Stenson Fields Primary School has some spare capacity with 323 pupils attending the school with a capacity of 360.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The site is poorly related to existing services by foot within Sinfon Local centre, located 1500m to the west. - 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.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Little is known about development proposals for the site; development of the site may help protect existing local services and facilities, although any support would be limited given the scale of sites proposed through the Part 2 Local Plan,	
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 likely that development of this site in addition to the proposed strategic allocations in the Draft Local Plan could lead to highway congestion without additional mitigation measures.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 4 buses an hour along Stenson Road accessible from between 400-800m. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development on the southern edge of Derby will lead to a requirement for major strategic capacity improvements to the foul sewer network. Without this, the existing network will become overloaded and could lead to increased incidents of sewer overflows. - The area is part of a commercial roll-out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Possibility of supporting the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have fewer significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local, urban and rural Economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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?		- A site of this size could potentially deliver on site shopping facilities. Retail vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support and increase the vitality of the centre, by increasing the number of local residents who could use the centre. Although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to the 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.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space that is beyond the standard requirements to accommodate all of the necessary recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Surface water only. - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	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, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA). 	
	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 site 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 flooding around this watercourse,. - Areas of surface water flooding largely coincide with the areas identified at risk of fluvial flooding around Hell Brook. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Sinfyn Local Centre is more than 1200m away. Public transport is located 400-800m away depending on site access. The nearest major employment area is within 3km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No designated 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"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<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 could 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 1a

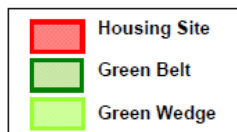
Site: S0100 Lowes Lane (Sites West of Chellaston)

Description:

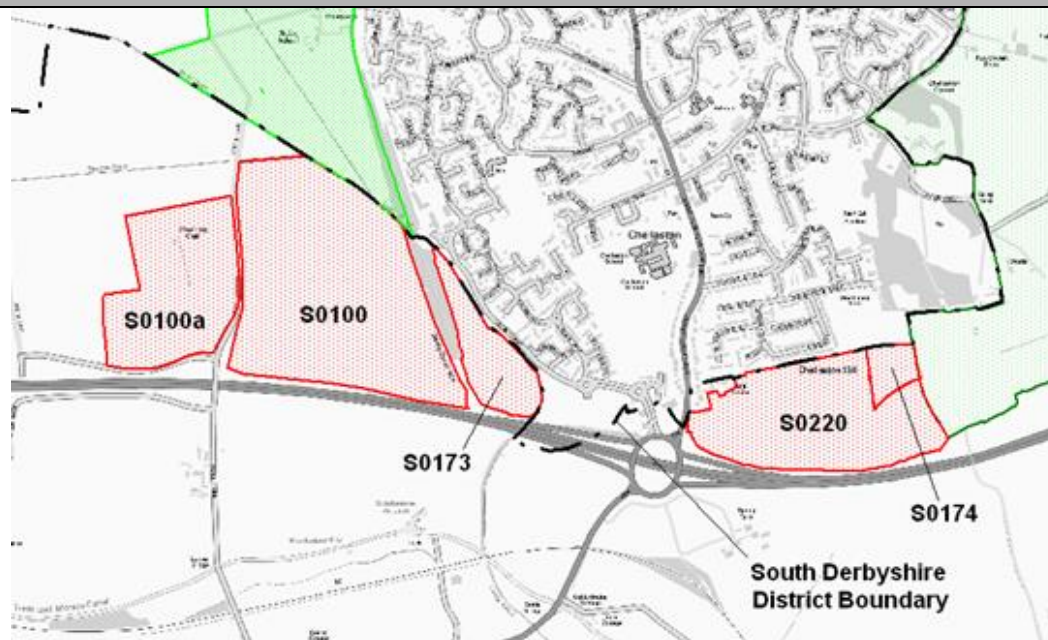
The site comprises agricultural land. It extends some 37.03ha and is currently in single ownership. There is high developer interest in the site.

The site lies to the south of the Allenton/Sinfin Green Wedge in Derby City. The east of the site contains a section of the protected alignment of the Derby/Sandiacre Canal. The site is to the immediate east of a smaller site (S0173) which has outline planning consent for around 150 homes.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory wildlife site, nor could affect integrity of a Statutory Site	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	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)?		- Unknown – no evidence available.	
	Will it protect sites of geological importance?		- Site is located on Sinfin Moor RIGs site, which would be partially lost.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and may deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Potential for development to include open space provision on the western part of the site and to make proposed landscaping public access	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Uncertain as development on this scale could potentially make contribution towards the provision or expansion of healthcare facilities on site or at the existing GP in Chellaston, around 1500m from the site.	
	Will it promote healthy lifestyles?		- Sports pitches and local centre could potentially be provided on site on a development of this scale. Existing sports pitch located 900m to the south. - An existing local centre is less than 400m from the eastern edge of the site - Schools provision within 800m of the 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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - The nearest secondary school within South Derbyshire is John Port Academy, Etwell. This school has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Chellaston Primary School is exceeding capacity with 483 pupils attending the school with a capacity of 480 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is 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 are located within 400m of the eastern edge of the site - Local centre within 400m of the site	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is likely yo deliver .	
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 development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 2 buses an hour along Rowallen Way, within 400 of the site boundary, (depending on access arrangements). - National Cycle Route 6 runs along the eastern boundary.	
	Will it make the best use of other infrastructure?		- Development 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. - The area is part of a commercial roll-out of fibre broadband,	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could help reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 the site would deliver additional shops and retail services, although there may be potential to do so on a site of this scale.	- Ensure good connectivity to the 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.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site 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	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is unlikely to be potential to reuse materials onsite. The use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site.. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development on this scale may have a negative impact on air quality management areas within Derby.	
	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). - The site contains some areas of low and medium susceptibility to surface water flooding. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is located less than 800m from an existing local centre to the east of the site. Public transport is located within 400m of the site depending on access arrangements. The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although this will be within 2km following completion of the funded link road identified as T12 in the Derby Local Plan.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 Derby and Sandiacre Canal, especially where roads cross the historical canal basin. 	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Site is within an area of lower 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 	

Version 1a

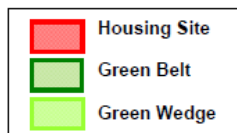
Site: S0111: Land south east of Stenson Road

Description:

The site is located within the north of the District, it is located within 8.9km from Derby City and 15km from Swadlincote.

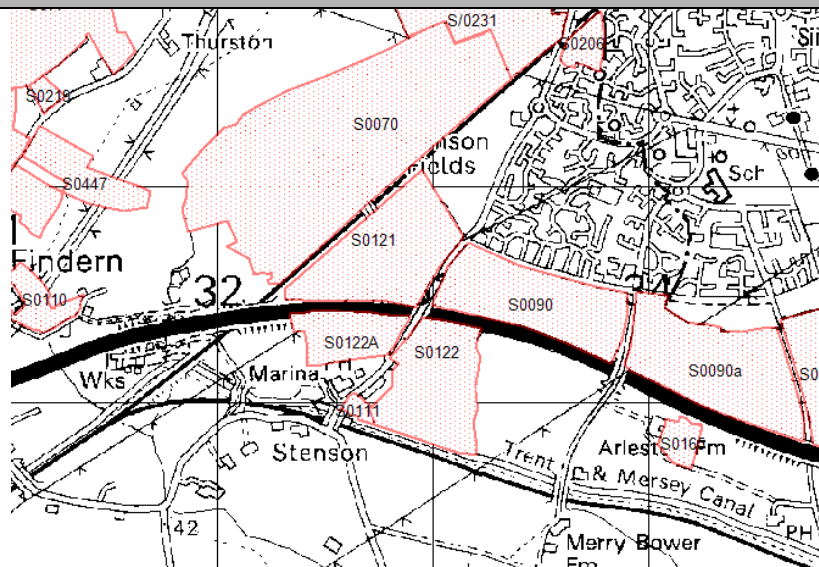
The site comprises car park and amenity space. The site extends some 1.2ha and is within single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site and would not affect the integrity of any Site of Special Scientific Interest of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD155 Kirbys Triangle	
	Could development affect protected species or BAP priority species?	No	- Site is located within 100m of a recording of a water vole.	
	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. Unclear if there is potential for any notable creation given scale of the site.	
	Will it protect sites of geological importance?	Yes	- Site does not lie within a RIGS site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include limited on site open and recreation space provision and may be located within 1200m of open space within the Wragley Way strategic housing allocation.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfen.	
	Will it promote healthy lifestyles?		- Site is currently in excess of 1200m of primary school, a sports pitch and local centre. However Wragley Way (Part 1 allocation) to the north of the site poses a primary school and local centre on site (location currently unknown).	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is City of Derby Academy which has spare capacity with 775 pupils attending the school with a capacity of 1050. - The nearest secondary school within South Derbyshire is John Port Academy, Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - A new primary is proposed at Wragley Way	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m of an hourly bus service - Site is in excess of 1200m from Sinfen Local Centre.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - There is no off road cycle route adjacent to this site	
	Will it make the best use of other infrastructure?		- The combination of growth 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, however it is not known whether this site would connect to the Foul Sewer network in the City - The area is part of a commercial roll-out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to significant. 	
	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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is predominantly greenfield - Site is likely to be Grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1. - There is a small area within the west of the site of low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is in excess of 800m of an hourly bus service and in excess of 1200m of a local centre. Although these facilities could be delivered on the proposed Wragley Way Site. (the exact location for these services are currently unknown). - Site is less than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area. - No HERS are located on site, however HERS99002 is located to the south of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the adjacent Trent and Mersey Canal Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. 0.45ha of the site is brownfield and 0.75ha is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - Trees are located within the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Stenson Road to the west, trees to the north, hedgerow to the east and trees and canal to the south. - 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 1a

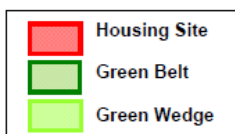
Site: S0122: Stenson Road, Derby

Description:

The site is located within the north of the District 9.7km from Derby City Centre and 15.2km from Swadlincote Town Centre.

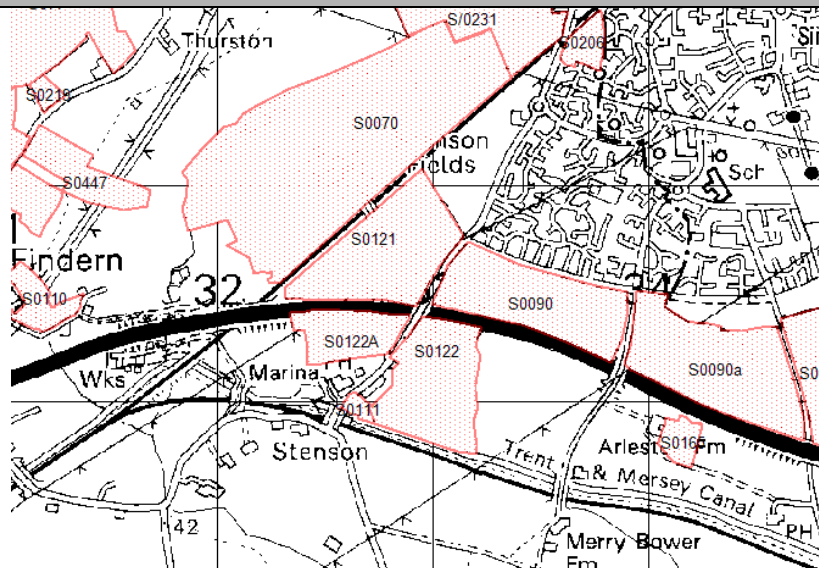
The site comprises agricultural land. It extends some 22.72ha and is in single ownership. There is high developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site and would not affect the integrity of any Site of Special Scientific Interest of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD110 Arleston Canal and Pond	
	Could development affect protected species or BAP priority species?	No	- Site is located within 100m of a recording of a water vole.	
	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	- Site is located within 120m of Sinfin Moor Rigs site, however is separated from the site by the A50. 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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfin 2.6km from the site.	
	Will it promote healthy lifestyles?		- Site is currently in excess of 1200m of primary school and local centre. However Wragley Way (Part 1 allocation) to the north of the site proposes a primary school and local centre on site (location currently unknown).	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is City of Derby Academy which has spare capacity with 775 pupils attending the school with a capacity of 1050. - The nearest secondary school within South Derbyshire is John Port Academy, Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - A new primary is proposed at Wragley Way	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site located within 800m of an hourly bus service. - Site is in excess of 1200m from Sinfin Local Centre.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services where these penetrate the Wragley Way scheme. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 800m of an hourly bus service. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth 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, however it is not known whether this site would connect to the foul sewer network in the City - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes (part of the site) - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to significant. 	
	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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby 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"> - Sites is greenfield and in agricultural use. - Site is likely to be grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1. - There is no indication of significant surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service; however is in excess of 1200m of a local centre. However a local centre (including supermarket) and primary school will be located within the Wragley Way strategic allocation to the north of the site (the exact location for these services are currently unknown). - The nearest major employment site is within 4km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area. - HERS2741 is located within the site, HERS16706 is located to the east of the site and HERS99002 is located to the south of the site and could be affected by development depending on its location and scale - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the adjacent Trent and Mersey Canal Conservation Area . 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by the A50 and hedgerows to the north, hedgerows to the east, trees, hedgerows and the canal to the south, a road and hedgerows to the west. - 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 1a

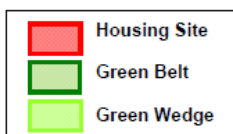
Site: S0122a: Stenson Road, Derby

Description:

The site is located within the north of the District 9.7km from Derby City Centre and 15.2km from Swadlincote Town Centre.

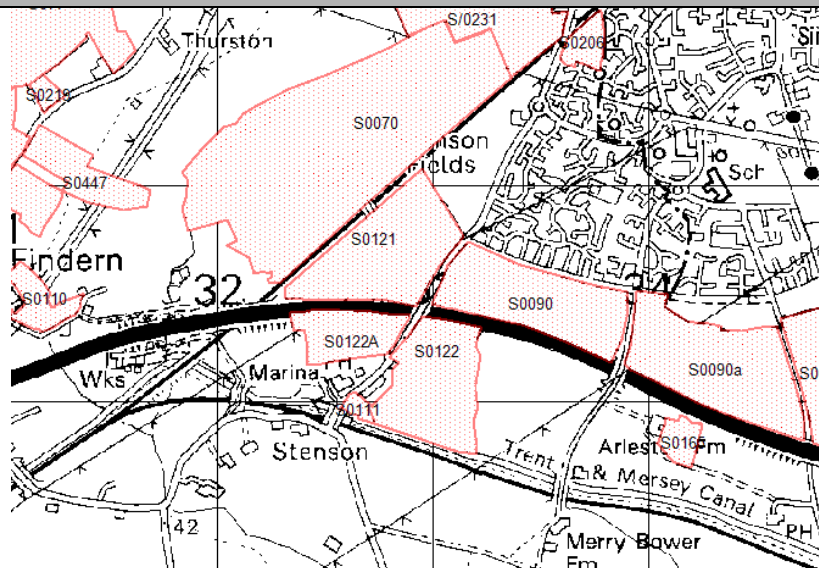
The site comprises agricultural land. It extends some 10.12ha and is in single ownership. There is high developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site and would not affect the integrity of any Site of Special Scientific Interest of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 650m of SD155 Kirbys Triangle.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	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	- Site is located 400m of Sinfin Moor Rigs site, however is separated from the site by the A50. 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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfin 2.6km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch. - Site is currently in excess of 1200m of primary school and local centre. However Wragley Way (Part 1 allocation) to the north of the site poses a primary school and local centre on site (location currently unknown).	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is City of Derby Academy which has spare capacity with 775 pupils attending the school with a capacity of 1050. - The nearest secondary school within South Derbyshire is John Port Academy, Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - A new primary is proposed at Wragley Way	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site located within 800m of an hourly bus service. - Site is in excess of 1200m from Sinfin Local Centre.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site within 800m of an hourly bus service. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth 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, however it is not known whether this site would connect to the foul sewer network in the City - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes (part of the site) - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to significant. 	
	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 lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - 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"> - Sites is greenfield and in agricultural use. - Site is likely to be grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1 - There is no indication of significant surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 800m of an hourly bus service; however is in excess of 1200m of a local centre. However a local centre (including supermarket) and primary school will be located within the Wragley Way strategic allocation to the north of the site (the exact locations for these services are currently unknown). - The nearest major employment site is within 4km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area. - No HERS are located within the site, however HERS27419 is adjacent to the west of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the adjacent Trent and Mersey Canal Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - TPO51 is located within the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by the A50 to the north, hedgerows to the north, east, south and west of the site, There are hedgerows through part of the site. - TPO51 trees are located within 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 1a

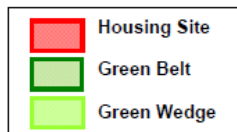
Site: S0165, Land at Arleston Farm, Arleston, Barrow Upon Trent

Description:

The site is located within the north of the District, 9.6km from Derby City Centre and 15.9km from Swadlincote Town Centre.

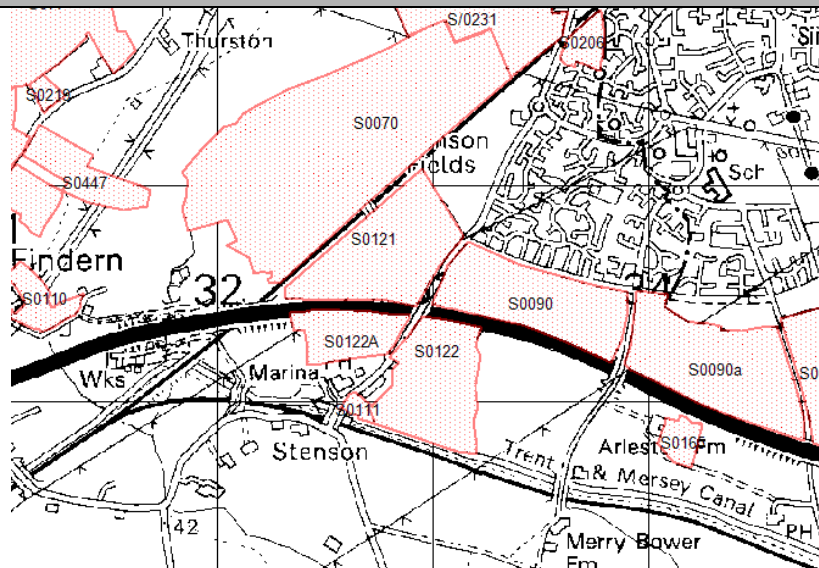
The site comprises greenfield land and extends some 3.29ha. The site is in single ownership and there is low developer interest.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is located within 200m of County Wildlife Site SD110 Arleston Canal and Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site masterplan 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	- Site is located within 250m of Sinfin Moor Rigs site. The A50 separates the site from the RIG 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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other development in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include on site open or recreation space provision. Open Space will also be contained within the Wragley Way allocation to the north of the site,	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfen 1.8km from the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m from a sports pitch, local centre and primary school. - A primary School and local centre will be provided in the Wragley Way development to the north of the site, however the exact location of these facilities is currently unknown.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this site.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is City of Derby Academy which has spare capacity with 775 pupils attending the school with a capacity of 1050. - The nearest secondary school within South Derbyshire is John Port Academy, Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - A new primary is proposed at Wragley Way	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the creation of an access would require further assessment. - This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m from an hourly bus service and is in excess of 1200m of Sinfen Local Centre. - There is no footpath on Arleston Lane which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m from an hourly bus service. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth 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, however it is not known whether this site would connect to the foul sewer network in the City - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development and proximity to the A50 (T) impacts are unlikely to be significant. 	
	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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby 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"> - Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1 - There is no indication of significant surface water flooding within the site, 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located in excess of 1200m from a local centre. In addition the site is in excess of 800m of an hourly bus service. - The nearest employment site is within 3km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Trent and Mersey Canal Conservation Area - No HERS on site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Trent and Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Trees and hedgerows to the north, hedgerows to the east, a road to the south and west. - Hedgerows are located within the site. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to lack of information held regarding site design and layout. 	

Version 1a

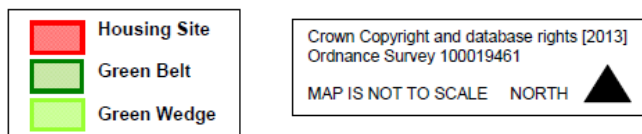
Site: S0206: Land north of Witton Court, Stenson Fields

Description:

The site is located within the north of the District, 7.5km from Derby City Centre and 17.1km from Swadlincote Town Centre.

The site comprises grassland and an existing building to the north of the site. It extends some 3.55ha and is in single ownership. There is medium develop 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 and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 700m of DE041 Sinfin Moor Lane Meadows.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held the developer has not provided the Council with a site masterplan 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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development may make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m. However, development of the site would lead to the loss of amenity greenspace.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. - Development could make contribution towards the expansion of healthcare facilities within the local area. The nearest GP is located in Sinfin 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, a primary school and within 800m of a local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is City of Derby Academy which has spare capacity with 775 pupils attending the school with a capacity of 1050. - The nearest secondary school within South Derbyshire is John Port Academy, Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is within Derby City – Grampian Primary School which is exceeding capacity with 236 pupils attending the school with a capacity of 226	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although given the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 400m of an hourly bus service. - The site is located within 800m of a local centre. - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - No information regarding sit services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There are no off-road cycle routes adjacent to the site,	
	Will it make the best use of other infrastructure?		- Development of this site in combination with sites 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. - This area is part of a commercial roll out of fibre broadband	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA). 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - 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 mainly greenfield - Site is likely to be Grade 3 good to moderate quality agricultural 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"> - Site lies within Flood Zone 1 - To the south of the site there is a small area of low to medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service, is within 800m of a local centre (including supermarket). - Site lies within 2km of the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other strategic developments within and adjacent to Derby City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area. Previous work on the area suggests very low archaeological potential. - No HERS are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. Not adjacent to a heritage or cultural asset. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - The site is predominantly greenfield. 3.40ha is greenfield and 0.15 is brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - Trees are located within the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by a railway line to the north west, existing development and hedgerows to the east, existing road to the west and existing development to the south. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential design and layout. 	

Version 1a

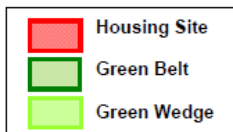
Site: S100a Lowes Lane (Sites West of Chellaston)

Description:

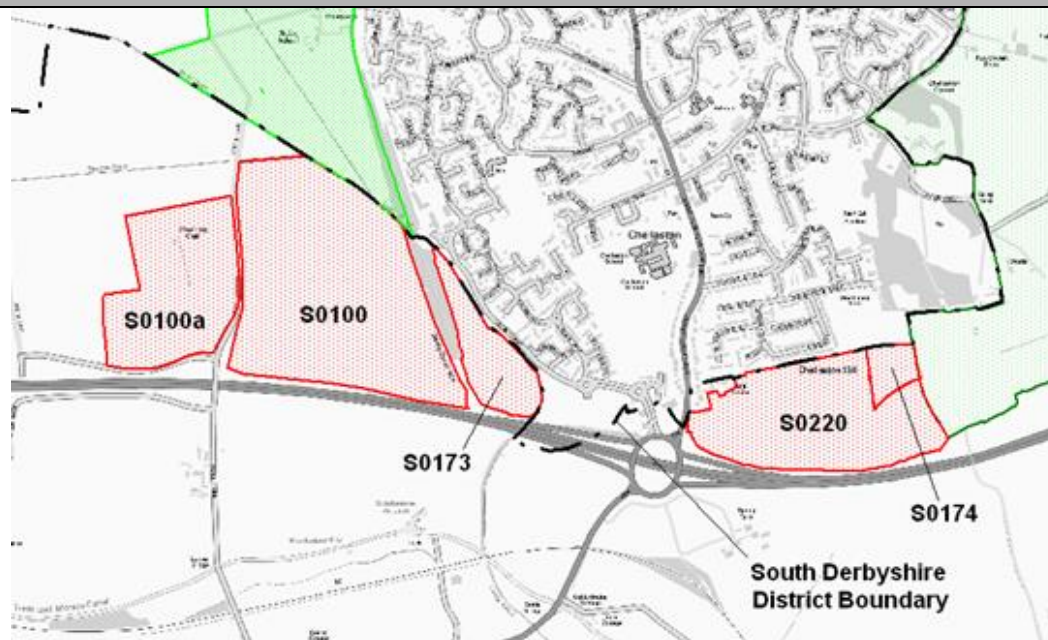
The site comprises agricultural land and contains a shooting club. It extends some 16.77ha and is currently in single ownership. There is high developer interest in the site.

The site lies to the south of the Allenton/Sinfin Green Wedge in Derby City.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, nor could affect integrity of a Statutory Site	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site 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 given the scale of the site.	
	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	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and may deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Chellaston 2.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m of Chellaston Primary School. - Existing local centre in Chellaston is less than 1.2km from the eastern edge of the site and could be served by a metalled footpath (the T12 route) currently under construction - Nearest sports pitch are located within 1200m in South Derbyshire and Derby City - 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	- Ensure that development reflects policy BNE1 and INF2
	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 closest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - The nearest secondary school within South Derbyshire is John Port Academy, Etwell. The school has some capacity with 1957 pupils attending the school with the capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Chellaston Primary School is exceeding capacity with 483 pupils attending the school with a capacity of 480 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the removal of the earth bank around the shooting club may need further assessment in viability terms. - The site close to an area with higher than average house prices within the city.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site will be within 1200m of an hourly bus service Existing local centre in Chellaston is within 1.2km from the eastern edge of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Potential for new informal open space and/or 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?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 2 buses an hour along Rowallen Way. Depending on access arrangements services could be either just within or just beyond 800m walking distance. - There is no cycle route adjacent to the site at present, although National Cycle Route 6 passes close by to the east. Furthermore, the South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites proposed in the Part 1 Local Plan.	
	Will it make the best use of other infrastructure?		- The area is part of a commercial roll-out of fibre broadband. - Development on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which the existing network would be overloaded and could lead to increased incidence of sewer flooding.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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?		- A site of this scale could potentially deliver on site shopping facilities.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is greenfield and will not help 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 constriction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site almost mostly 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	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is potential to reuse 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?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	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 existing or proposed land uses in the vicinity of the site 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA). 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - 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"> - Site is predominantly greenfield and in agricultural use. - Based on agricultural land classification maps the land is Grade 3, good to moderate. 	<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 within flood zone 1. - There site contains very small areas of low and medium susceptibility to surface water flooding 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is located within .2km from an existing local centre to the east of the site. - Public transport is located within 800m of the site along Rowallan Way. - The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although the new link road, identified as "T12" in the adopted Derby City Local Plan, will bring it within 3km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is mostly greenfield, although there is shooting club located on a small portion of the western site. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is not within an area of lower 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 	

Version 1a

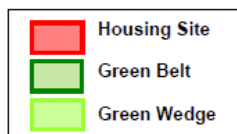
Site: S0010: Doles Lane, Fidnern

Description:

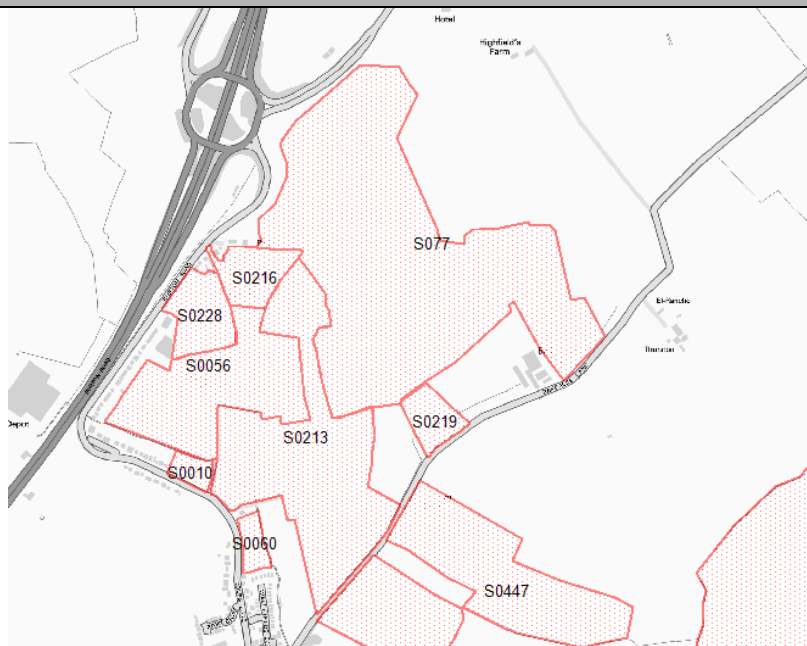
The site is located within the north of the District approximately 0.4km from Findern. The site is located 13.6km from Swadlincote Town Centre and 9.9km Derby City Town Centre.

The site comprises of garden land and farmland. It extends some 0.66ha. The site is in multiple ownership, however all parties are willing to develop the site. There is no developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.4km of SD086 Findern Meadows.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Sites would make no contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However due to the size of the site, the site would make no contribution towards the delivery of affordable housing. Although given local plan requirements it will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide for open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern Village Centre and sports pitch, however is located in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Findern Primary School which has some capacity with 154 pupils attending the school with a capacity of 180. - The closest secondary school is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The normal school is John Port School which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- The site would make no contribution towards the delivery of affordable housing due to the size of the site. - There is an identified need for affordable housing within the area, 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).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There are no established cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - Superfast Broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 unlikely to have any significant effects in respect of noise pollution in this location. 	
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 the site is Grade 3b and as such is not best and most versatile agricultural 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 southern part of the site lies within Flood Zone 1, but the north east of the site is within Flood Zones 2 and 3a. A very small element of the northern boundary of the site is located within flood zone 3b, The north east of the site contains an area of low susceptibility to surface water flooding 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service, - Within 1200m of Findern 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 (INF2) to be included in the plan to maximise travel choice.
	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 or distributed energy network due to its proximity to other development in the City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 - Impacts could be dependent on the detail design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County councils Area of Multiple Environmental Sensitivity - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by trees to the north and west, a road and hedgerows to the east and south. - The land parcel could contribute towards green infrastructure provision - Uncertain effect identified due to lack of information held regarding site design and layout. 	

Version 1a

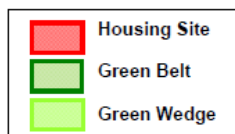
Site: S0060: Doles Lane, Findern

Description:

The site is located within the north of the District approximately 0.3km from Findern. The site is located 13.6km from Swadlincote Town Centre and 9.9km Derby City Town Centre.

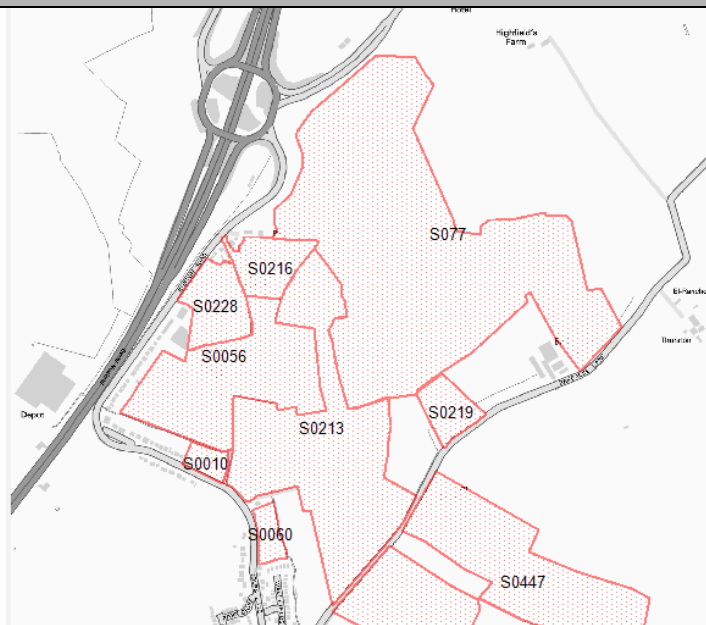
The site comprises agricultural land. It extends some 0.76ha and is currently in single ownership. There is medium developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.2km of SD086 Findern Meadows,	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the size of the site, development would make no contribution towards the delivery of affordable housing. Although given local plan requirements development would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open and recreation space on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 3.2 km from the site.	
	Will it promote healthy lifestyles?		- Site located within 1200m of Findern Village Centre and sports pitch however is in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Findern Primary School which has some capacity with 154 pupils attending the school with a capacity of 180. - The closest secondary school is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The normal school is John Port School which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site, development would make no contribution towards the delivery of affordable housing. - There is an identified need for affordable housing within the area. 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).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is located within 400m of a frequent bus service - There are no off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - Superfast Broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - 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 	<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 majority of the site lies within Flood Zone 1, but the north east of the site lies within Flood Zones 2 and 3a. A very small area of the eastern boundary of the site lies within flood zone 3b. The site contains a small area of low susceptibility to surface water flooding at its eastern edge. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service. The site is located within 800m of Findern village centre - Site is in excess of 4km from an employment area of 10ha or more. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County councils Area of Multiple Environmental Sensitivity. - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. - TPO70 covers the site 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is contained by Doles Lane and Hedgerows to the west, existing development and hedgerow to the north, tress to the east and trees and existing development to the south. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. - TPO70 covers the site 	

Version 1a

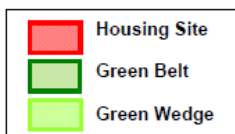
Site: S0213: Land at Bakeacre Lane, Doles Lane, Findern

Description:

The site is located within the north of the District. The site is approximately 0.4km from Findern, 9.9km from Derby City and 13.6km from Swadlincote.

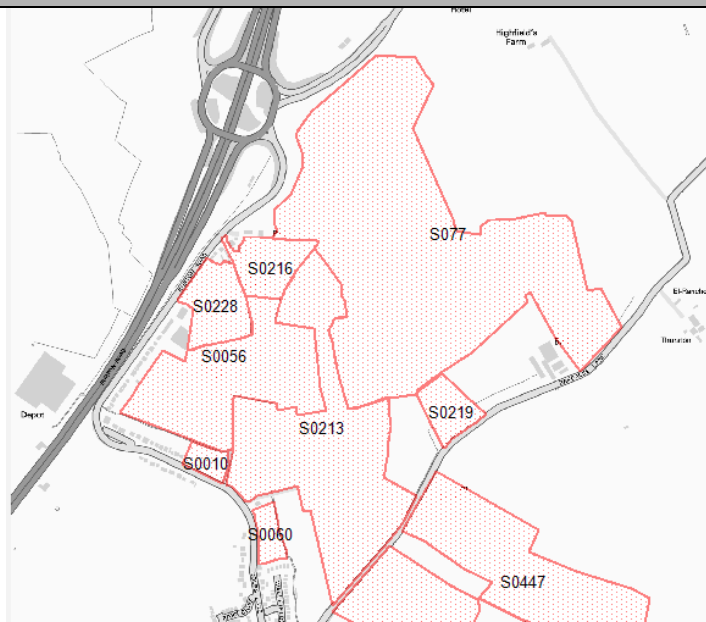
The site is predominantly greenfield comprising agricultural land and a dwelling. It extends some 14.78 ha and is within single ownership. There is low developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch and Findern Village Centre, however is in excess of 1200m of Findern Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Findern Primary School which has some capacity with 154 pupils attending the school with a capacity of 180. - The closest secondary school is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The nearest secondary school within South Derbyshire is John Port Academy which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the access provision would require further assessment. - There is an identified need for affordable housing in this area. 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).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - The site is located within 1200m of Findern Village Centre. However there are no metalled footpaths adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site. - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on the highway network is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of an hourly bus service. - There is no off road cycle route adjacent to this site.	

	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, It is unclear whether such works would be required to accommodate this scale of development - Superfast Broadband is available 	-
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - Could provide limited support to the construction industry and other business involve in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out. 	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> - Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period. 	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> - Development will have an uncertain effect and would be dependent upon the type of housing delivered. 	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> - Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services. 	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/pr otect existing employment sites and 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 town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - Site is likely to be too small to deliver additional shops or services within this site. 	- 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?		<ul style="list-style-type: none"> - The site is predominantly greenfield and will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to de be determined by the detailed layout, design and contribution put forward by developers. No information regarding these issues has been submitted by the site promoters. 	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		<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 is predominantly greenfield, however there may be potential for very limited amount of demolition waste material to use on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development 	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		<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. 	<ul style="list-style-type: none"> - Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		<ul style="list-style-type: none"> - The site is predominantly greenfield, however there may potential for a very limited about of demolition waste onsite to reuse. - 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 contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly 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 	<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 northern part of the site lies within Flood Zone 1, whilst the southern part lies within Flood Zones 2 and 3a. A small element within the south of the site lies within flood zone 3b (flood zone 3b dissects the site from the west to the east). - The site lies contains substantial areas low, medium and high susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located within 400m of an hourly bus service. - Site is located within 1200m of Findern Village - Site would be in excess of 4km from an employment area of 10ha or more. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy

and townscape character	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity - The site is located within the Needwood and South Derbyshire Claylands and Trent Valley Washlands Landscape Character Area - TPO70 covers the site. 	(BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing landscape features, such as roads and hedgerows. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. - TPO70 covers the whole site. 	

Version 1a

Note: this site is proposed for allocation in the Part 1 Local Plan. Should this site be allocated then this proforma will be deleted from the Part 2 work.

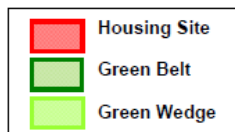
Site: S0216: Wyevale Garden Centre, Burton Road, Findern

Description:

The site is located within the north of the District. The site is located from 1.2km from Findern, 15.1km from Swadlincote Town Centre and 9.1km from Derby City Centre.

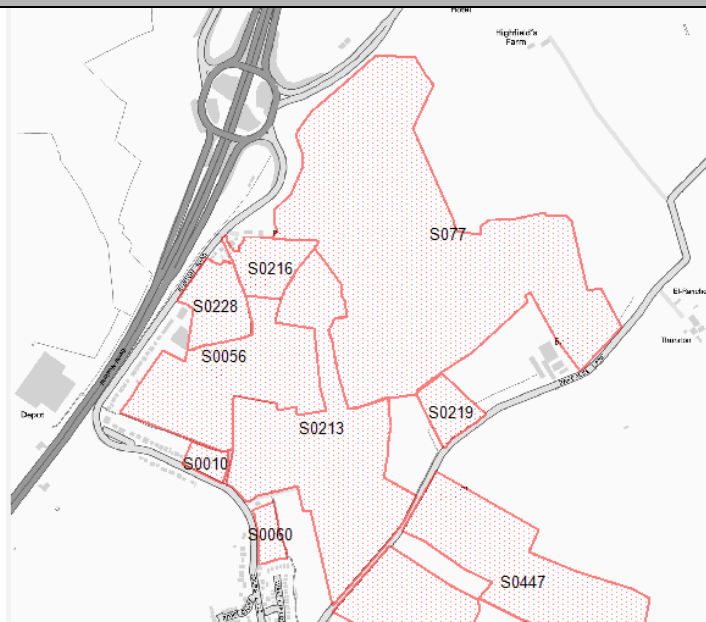
The site is brownfield land used a nursery. The site measures 2.11 ha and is in single ownership. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km from DE038 Former Rykneld Hospital grounds.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development may make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would provide on-site open and recreational space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover, 2.3km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a primary school, a sports pitch and a local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Findern Primary School which has some capacity with 154 pupils attending the school with a capacity of 180. - The closest secondary school is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The normal school is John Port Academy which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the clearing of the garden centre would require further assessment. - There is an identified need for affordable housing within the area. 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).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site located within 400m of an hourly bus service - The site is in excess of 1200m of a local centre.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service - There is no off road cycle route adjacent to this site..	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - The area is part of a commercial roll out of fibre broadband	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 is likely to be too small to deliver additional shops or services within the site.	- 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?		- The site is brownfield - The contribution the site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is 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	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is brownfield and there is potential to reuse demolition waste on site. - 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 contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 within close proximity to Burton Road 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"> - Site is brownfield 	<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 lies within Flood Zone 1. - The site contains areas of low susceptibility of surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site located within 400m of an hourly bus service, however is in excess of 1200m of a 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 (INF2) to be included in the plan to maximise travel choice.
	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 or distributed energy network due to its proximity to other development in the City. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located within an area of lower sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity. - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by trees and hedgerows around the perimeter of the site and existing development on part of the north and east if the site. - The land parcel could contribute towards green infrastructure provision - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a

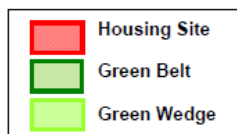
Site: S0219: Land at Bakeacre Lane, Findern

Description:

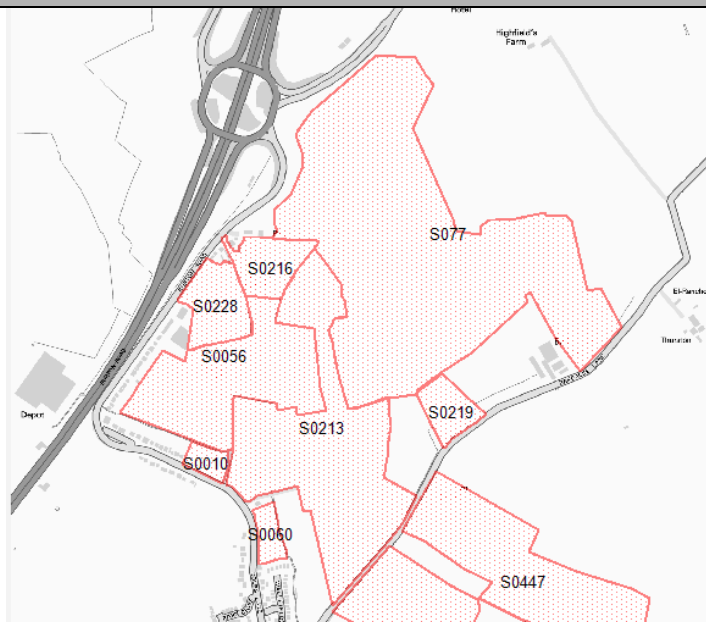
The site is located within the north of the District. The site is located 0.85km from Findern, 11.3km from Derby City Centre and 14.4km from Swadlincote City Centre.

The site comprises agriculture land. It extends some 1.47 ha. The site is in multiple ownership however all parties are willing to develop the site. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest sit of local importance for nature conservation (County Wildlife Site) is located over 1km away from SD157 Hell Meadow Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held 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 combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 4.1km from the site	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern Village Centre and within 1200m of sports pitches proposed within the Highfields Farm development to the north of the site. - Site is excess of 1200m of the nearest primary school	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Findern Primary School which has some capacity with 154 pupils attending the school with a capacity of 180. - The closest secondary school is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The normal school is John Port Academy which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings, subject to wider viability issues, although the SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area. 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).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m from an hourly bus service - The site is located within 1200m of Findern village centre, however there is no metalled footpath adjacent to the site on Bakeacre Lane, which could connect the site to the surrounding area, Bakreacre Lane is a narrow Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- The development would make some contribution towards the provision of open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m from an hourly bus service. - There is no off-road cycle route adjacent to the site..	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth 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 is likely to be too small to deliver additional shops or services within the site	- 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?		- The site is not previously developed and not will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield 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	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- 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 contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<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 a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is almost entirely 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 	<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 lies within Flood Zone 1. - The site contains areas of high, medium and low susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Site is located in excess of 800m of an hourly bus service, - Site is within 1200m of Findern Village 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 (INF2) to be included in the plan to maximise travel choice.
	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 conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - 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 - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Unknown impact. No significant opportunities to improve public understanding of assets of cultural or heritage value identified. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is greenfield 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - Site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is contained by Bakeacre Lane to the south, hedgerows to the north, east and west. - The land parcel could contribute towards green infrastructure provision - Uncertain effect identified due to lack of information held regarding potential site design and layout. 	

Version 1a